

# WENTWORTH ESTATES

Community Development District

*Meeting Agenda  
October 9, 2025*

*JPWard and Associates, LLC  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900*

**WENTWORTH ESTATES**  
Community Development District

**LOCATION:** Treviso Bay Clubhouse  
9800 Treviso Bay Boulevard  
Naples, Florida 34113

**DATE:** October 9, 2025

**TIME:** 8:30 am

The Public is provided t

## MEETING AGENDA

### Board of Supervisors

**Joe Newcomb, Chairman**  
**Robert Cody, Vice Chairman**  
**Andrew Gasworth, Assistant Secretary**  
**Suzanne Bertha, Assistant Secretary**  
**Stephen Barger, Assistant Secretary**

**James P. Ward, District Manager**  
**2301 N.E. 37<sup>th</sup> Street**  
**Fort Lauderdale, Florida 33308**  
**JimWard@JPWardAssociates.com**  
**Phone: 954-658-4900**

*The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.*

*Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.*

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m8a63b925f7aeede8429f6542e2b786a0>

✓ Phone: (408) 444-9388 Code 2338 465 6084 Event Password Jpward

## OCTOBER, 2025

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# AGENDA

1. Call to Order & Roll Call

2. Minutes:

I. June 12, 2025 - Regular Meeting.

**Pages 5-16**

3. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc.; with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date.

**Pages 17-29**

4. Staff Reports.

I. District Attorney

II. District Engineer

III. District Asset Manager

a) Asset Managers Report July 1, 2025

b) Asset Managers Report August 1, 2025

c) Asset Managers Report September 1, 2025

d) Asset Managers Report October 1, 2025

IV. District Manager.

a) Financial Statements for the period ending June 30, 2025 (unaudited)

b) Financial Statements for the period ending July 31, 2025 (unaudited)

c) Financial Statements for the period ending August 31, 2025 (unaudited)

**Pages 30-97**

Meeting Schedule - FY 2026

Thursday, October 9, 2025

Thursday, November 13, 2025

Thursday, December 11, 2025

Thursday, January 8, 2026

Thursday, February 12, 2026

Thursday, March 12, 2026

Thursday, April 9, 2026

Thursday, May 14, 2026

Thursday, June 11, 2026

Thursday, July 9, 2026

Thursday, August 13, 2026

Thursday, September 10, 2026

# AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Minutes – June 12, 2025.

Item 3: Consideration of Agreement between the Wentworth Estates Community Development District and Calvin, Giordano & Associates to manage and oversee district facilities and maintenance contractors.

Item 4: **Resolution 2026-1** which amends the existing agreement with Calvin, Giordano & Associates, Inc.; with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date.

Item 5: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

The Regular Meeting of the Board of Supervisors of Wentworth Estates Community Development District was held on Thursday, June 12, 2025, at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113. It began at 8:30 a.m. and was presided over by Joe Newcomb, Chairperson, and James P. Ward, as Secretary.

Joe Newcomb	Chairperson
Robert Cody	Vice Chairperson
Steve Barger	Assistant Secretary
Suzanne Bertha	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Bruce Bernard	Alan Zumstein
Lory Bernard	Rick Greeder
Stephen Feldman	Karen Ball
Cathy Thompson	Kathy Barger
Dawn Thorn	Gary Mann
Ken Thorn	Mark Cullen
Tom Perrin	David Peck (ph)

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

## 1 | Page

**SECOND ORDER OF BUSINESS** **Notice of Advertisement****Notice of Advertisement of Public Hearings****THIRD ORDER OF BUSINESS** **Consideration of Minutes****April 10, 2025 - Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the April 10, 2025 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS** **PUBLIC HEARINGS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself, the second related to the adoption of the assessment rate related to the budget.

**a) FISCAL YEAR 2026 BUDGET****I. Public Comment and Testimony**

Mr. Ward explained the fiscal year 2026 budget covered October 1, 2025 through September 30, 2026. He discussed how the budget was developed, how the Board held meetings and reviewed the budget before today, and how notice was sent to the property owners within the CDD District. He indicated he received questions from the public and would answer these questions now. He explained Lennar developed the community; all of the District's assets were maintained under the umbrella of the Master HOA subsequent to the turnover from a developer run HOA to a resident run HOA. He stated resident run boards often asked for CDDs to maintain CDD owned assets. He reported the CDD's assets were facilities constructed with bond proceeds and included landscaping at the front entranceway, all the streetlights, fountains, walls, master irrigation system, and the water management system. He noted the map to his left showed where the assets the District owned were located. He stated the District owned an extensive series of lakes and preserves. He noted there were 183 acres of lakes within the District maintained by the CDD; there were 570 acres of preserves, drainage pipes, underground facilities which connected roadways to the lakes and the lakes to the outfalls, and the lake banks themselves. He noted the Master HOA helped maintain some of these assets, but in the case of a storm causing damage the CDD would make repairs. He explained over time the lake banks would require more extensive maintenance and restoration. He stated the Board went through the process of including all the assets in the budget. He indicated

the big change in the budget this year was the beginning of accumulation of reserve funds in the event of a storm. He stated the CDD needed funds in place in case a storm caused damage and the CDD had to make repairs and restorations. He noted storm events in the past few years had caused a lot of damage in his CDDs and as a result he was increasing the reserve accounts in most of his CDDs. He reported the Wentworth Estates CDD had over \$21 million dollars in assets based on a study done by the engineers in 2023. He said the Board had not determined how much was needed in the reserve account, but agreed the reserves needed to be increased to provide essential disaster relief when necessary. He stated the balance of the budget increases were due to normal operating changes; the one major element of this particular budget driving the increase in the assessment rate by \$300 dollars per year was the work needed to improve the entranceway pavers. He stated the roadway pavers were almost 20 years old and needed restoration and repair. He called for a motion to open the Public Hearing.

**On MOTION made by Steve Barger, seconded by Suzanne Bertha, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any questions about the budget.

Mr. Gary Mann asked for clarification for the allocations for the Asset Manager which added up to \$170,000 dollars per year.

*Mr. Ward: Across the Board in all the districts I maintain, whether you call it asset manager or landscaping, or whatever word you want to use, we have seen significant increases in labor and materials over the last few years. Clearly the District was underpaying for its asset services for the last couple of years. Across the Board, in all of my districts, I adjusted those fees to what current engineering rates are for assets. I see not only with Calvin Giordano and Associates, but all of the other engineering firms, at that level of work, these rates, these (indecipherable) fees are now up to par to match what fees are across the state.*

*An unidentified Male audience Member: Can you just expound on that a little bit? When Gary asked that question, it's not that we have additional persons doing the work, you're just allocating more money?*

*Mr. Ward: We have two people right now that are full-time, that work on a number of the districts that I manage, and whatever they may do. I've allocated the appropriate hours and time for this particular project at the current rate structure. I don't think it's fair to say we are paying more for the same people. We are paying the right rate for the right people, for the amount of hours necessary to do what was needed in the District.*

Mr. \_\_\_\_: Asked about preserve maintenance as required by the permit.

Mr. Ward stated Hendry County no longer assessed Wentworth Estates preserve areas, so the CDD was able to remove this item from the budget. He explained in

larger developments such as Wentworth Estates, there were impacts of development which developers had to mitigate, and this was done through the preserves; Wentworth Estates had met its mitigation requirements.

Mr. Thom Perrin asked if the new commercial development would mitigate some of the CDD costs and potentially reduce the assessment rates.

Mr. Ward responded in the negative; the commercial development portion was always within the CDD. He stated last year the commercial portion paid \$35,000 dollars in assessments, and this year would pay \$46,000 dollars.

Mr. Perrin asked about the work on the bridge and entranceway. He asked if assessment rates would go down once these projects were completed.

Mr. Ward stated he was unable to answer that question; it was very possible some other project would take its place when it was completed. He noted if nothing else, building the reserve account for this District was very important and the funds could go into the reserve account.

Ms. \_\_\_\_ asked about the aeration at the entrance. She noted the budget listed \$61,000 dollars for this service, when it should cost at maximum \$18,000 dollars according to her calculations.

*Mr. Richard Freeman: The District has roughly 170,000 square feet of zoysia grass and another 30,000 square feet of zoysia grass/weeds, both on the east and west side. I presented the opportunity for our current vendor to bid on this, and I will get another bid to be sure we have good pricing. The scope of services was to come in, verticut the grass to make sure we don't have runners, and the grass is growing straight up and lush and full. Then once they verticut the grass they will come in and do an aeration process and then about \$20,000 dollars of that is for the top dressing. It's a certain top dressing called Commander. Commander top dressing conditions the soil over a long period of time to allow the grass to flourish over several years, rather than just top dressing with sand. The other process included was to remove some of the zoysia grass that had weeds in it and add new zoysia grass so it would be all uniform.*

Ms. \_\_\_\_: That adds another \$40,000 dollars to the cost?

*Mr. Richard Freeman: The price alone for the verticut, top dress and aerate was \$49,000 dollars, and then the remaining money in the budget is to add new zoysia grass where there were weeds. I will be going out Friday to make sure this bid is competitive.*

*Mr. Bruce Bernard: The \$250 dollars for engineering services, I've worked with this company for 17 years. I've written the maintenance budget with Jim for five years and there is no way the inspections are \$250 dollars per person. It's more like \$110 to \$120 dollars. The engineering part may be \$250, but the inspector part is not, and you can check that with anyone online. You didn't answer Gary's question*



193 *about the hours they use a year. As you know, I've worked it myself. These two*  
194 *guys do a great job, but the rest of it is CDDs, but they only have x amount of hours*  
195 *between them, and they are only on site here 15 to 18 hours a week, so it is a part*  
196 *time job. Not figured into that also is the CGI services (Calvin Giordano Inspection*  
197 *services). They charge extra for CGI services for capital projects, so not only do*  
198 *they get \$120,000 dollars, but they are also charging other money every time they*  
199 *inspect for the capital project. That adds another \$40,000 dollars a year for just the*  
200 *asset manager inspection services. A couple of things I want to comment on. First*  
201 *of all is the cap. I understand why you need a cap, but I don't think the cap should*  
202 *be 20% above the assessment rate. If you leave the cap lower, we will receive*  
203 *notices more often, and you will get more participation at meetings. I have a*  
204 *question about landscaping. Isn't there a state statute that after a certain amount*  
205 *of money the landscaping services have to be bid out.*

206  
207 *Mr. Ward: If the question is, do we have to bid and the answer is yes, then we will*  
208 *follow the statute.*

209  
210 Mr. Bruce Bernard stated the landscaping total in the budget was over \$190,000  
211 dollars and per state statute was required to be bid out as a result. He stated  
212 landscaping had not been bid out in years.

213  
214 Mr. Freeman explained the landscaping was two different contracts, and neither  
215 were over \$190,000 dollars.

216  
217 Mr. Bernard insisted this did not matter, the total cost was over \$190,000 dollars  
218 and as such the projects were required to be bid out. He stated he agreed the  
219 CDD needed to build up the reserve account, but he would like to see, with the  
220 capital budget, a limit of \$350,000 dollars every year for capital projects; this  
221 would prevent the budget from going up and down by large amounts. He  
222 suggested a five-year capital program doling out capital projects annually at  
223 around \$350,000 dollars per year. He recommended decreasing the assessment  
224 rate by \$100 dollars by decreasing certain budget items, such as top dressing  
225 costs or grass replacement costs, skipping televising the drainage lines this year  
226 as it had been done the last two years with no problems seen, and reducing  
227 contingencies for capital projects. He said if these three things were reduced or  
228 cut from the budget it would save residents \$100 dollars this year. He noted Flow  
229 Way was approximately the same size as Treviso Bay with a budget of  
230 approximately \$2.3 million dollars. He noted District Manager fees for Flow Way  
231 were \$40,000 dollars a year, but for Treviso Bay, District Manager fees were  
232 \$60,000 dollars. He asked why Treviso Bay was paying 25% more for District  
233 Manager fees, especially when Wentworth Estates had fewer meetings than Flow  
234 Way.

235  
236 *Mr. David Peck: I know Bruce pretty well. His comments may or may not be ringing*  
237 *true for this entire Board. They are pretty detailed. How does all of this play out*  
238 *with the Board after the comments are made.*

Mr. Ward: Once they close the public hearing, the Board will take into consideration the comments made and will discuss amongst themselves what to do with the budget and make whatever decisions they want.

Mr. Peck: Will you be involved with that process?

Mr. Ward: If asked, yes, if not, then no.

Mr. Peck: Do you involve him when you make decisions?

The Board responded yes, absolutely; however, while Mr. Ward's opinion and knowledge were taken into consideration, Mr. Ward did not dictate decisions; the Board made its own decisions.

Mr. Ward asked if there were any additional questions or comments regarding the budget; hearing none, he called for a motion to close the public hearing.

**On MOTION made by Joe Newcomb, seconded by Andrew Gasworth, and with all in favor, the Public Hearing was closed.**

## II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board.

Mr. Barger stated the new budget was an increase of \$300 dollars per lot per year, which was \$25 dollars a month. He said the new budget included some significant projects and the Board had to decide what kind of community it wanted to be. He stated the community had a wide variety of real estate ranging from \$500,000 dollar condos to \$10 million dollar homes and everything in between. He said all these property owners had different expectations and different budgets. He noted it always fell to the Board to decide how to spend funds. He said he got the impression from Dave Peck that Mr. Peck did not think the Board looked at the budget closely or that Mr. Ward made all the decisions. He noted Mr. Ward had insight and experience but Mr. Ward's opinion regarding how the District should spend its money might be different from the Board Members and it was the Board's decision ultimately. He said when the Board turnover took place, the CDD had no reserves, and it was not doing all of the things it was now doing. He noted the CDD now maintained the landscaping all along Southwest Blvd, all the way to 41, and maintained the streetlights, and would always have to. He said if a storm came through and knocked those streetlights down, the CDD would be responsible for replacing them. He stated the Board spent a lot of time discussing the budget and making decisions regarding what needed to be done. He said he did not see any reason to change the budget. He said if the money did not get spent, it would go into the reserve account which ultimately helped the CDD and the community. He noted there were, of course, places where the budget could be cut, and maybe it would be cut back during the year, but in his opinion the budget should be approved as it was.

Mr. Newcomb stated he had been a member of the Board since 2015. He stated he watched the original developer fail because of the economy and watched Lennar come in and take over, and he felt Lennar did a nice job. He said lately there have been major storms and with all of the property owned by the CDD and with the status the community wished to maintain, especially with the golf course, if the community lost 1,000 trees during a storm event, the entire reserve account would be spent. He said this was a billion-dollar community, and the CDD was looking for \$25 dollars a month from the homeowners to help increase the reserves. He stated if a storm hit this year, the CDD probably did not have enough reserves to repair the damage; the CDD was hoping to have a couple of years to build the reserve account.

Mr. Ward asked if there were any other questions or comments from the Board; there were none.

### **III. Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026**

Mr. Ward called for a motion to approve the budget beginning October 1, 2025 and ending on September 30, 2026.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

### **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES**

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

#### **I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the Public Hearing was opened.**

Mr. Ward stated this public hearing set the assessment rate for fiscal year 2026; the rate was \$1,500 dollars, and the cap rate would be \$1,800 dollars. He asked if there were any questions with respect to the assessment rate.

Mr. Gary Mann asked about the cap rate.

Mr. Ward explained there was a provision in the statute for Community Development Districts and all governmental agencies to set a cap rate amount

334 indicating if the budget went above the cap rate amount, then mailed notice to  
335 homeowners would be required. He explained this allowed CDDs not to send  
336 mailed notice every year as long as the budget stayed below the cap rate amount.  
337 He stated the budgets were always published on the CDDs website and the public  
338 could always see the budget; once the budget was proposed, it was posted on  
339 the website, three to four months before the public hearing.

340  
341 Ms. June \_\_\_\_ asked if the CDD could raise the assessment rate up to \$1,800  
342 dollars at any time during fiscal year 2026.

343  
344 Mr. Ward responded in the negative. He explained \$1,500 dollars was the  
345 assessment rate for fiscal year 2026; this covered the entire year. He stated next  
346 year, the CDD Board would go through the same budget development process  
347 coming up with an assessment rate, and as long as the assessment rate was under  
348 \$1,800 dollars the CDD would not be required to send mailed notice.

349  
350 Ms. June \_\_\_\_ asked if the Board deemed it necessary, in Fiscal Year 2027, the  
351 residents could get an assessment rate of \$1,800 dollars with no questions asked.

352  
353 *Mr. Ward: The Board sets the assessment rate. They will go through the exact same*  
354 *process as they did this year. They do a proposed budget, it goes into the review*  
355 *process, it is posted on the website, and sixty days after that there is a public*  
356 *hearing which anybody can come to, and we will do the exact same process that*  
357 *we are doing today. The only difference is we don't have to do mailed notice if it*  
358 *stays below the cap rate, which saves the District \$4,000 dollars to \$5,000 dollars.*

359  
360 *Ms. June \_\_\_\_: But there is no email sent out. We have to go to your website to*  
361 *find out it's happening.*

362  
363 *Ms. \_\_\_\_: When is the first budget meeting with the Board?*

364  
365 *Mr. Ward: We usually have it in April or May of each year. We start the process and*  
366 *then have the public hearing in June or July.*

367  
368 *Ms. \_\_\_\_: But the original budget meeting, can we come?*

369  
370 *Mr. Ward: Sure. All of our board meetings are open to the public. The fiscal year*  
371 *for all governments is October 1 through September 30. We are required to do*  
372 *budgets within the April, May, June, and July time frame.*

373  
374 Mr. Bruce Bernard suggested the CDD ask the HOA to let the residents know  
375 about the CDD meetings.

376  
377 Mr. Ward asked if there were any more questions or comments; there were none.  
378 He called for a motion to close the public hearing.

379  
380  
381 **On MOTION made by Andrew Gasworth, seconded by Steve  
Barger, and with all in favor, the Public Hearing was closed.**

382  
383 **II. Board Comment**  
384

385 Mr. Ward noted Resolution 2025-3 set the assessment rate and certified the assessment  
386 roll.  
387

388 **III. Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors**  
389 **Imposing Special Assessments, Certifying an Assessment Roll; providing a**  
390 **severability clause; providing for conflict and providing an effective date**  
391

392 Mr. Ward called for a motion.  
393

394 **On MOTION made by Steve Barger, seconded by Andrew**  
395 **Gasworth, and with all in favor, Resolution 2025-3 was**  
396 **adopted, and the Chair was authorized to sign.**

397  
398 **IV. Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors of the**  
399 **Wentworth Estates Community Development District Establishing an Operation**  
400 **and Maintenance Assessment Cap for Notice Purposes only**  
401

402 Mr. Ward said this resolution set the cap rate at \$1,800 dollars. He called for a motion.  
403

404 **On MOTION made by Steve Barger, seconded by Andrew**  
405 **Gasworth, and with all in favor, Resolution 2025-4 was**  
406 **adopted, and the Chair was authorized to sign.**

407  
408  
409 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-5**

410  
411 **Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors**  
412 **designating dates, time, and location for regular meetings of the Board of Supervisors**  
413 **for Fiscal Year 2026**  
414

415 Mr. Ward noted the meeting dates for fiscal year 2026 would be the second Thursday of each  
416 month at 8:30 a.m. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida  
417 34113. He noted the Resolution allowed the CDD to advertise all meetings once in September,  
418 it did not bind the Board to the use of these dates, it simply set the dates, time, and location;  
419 the dates, time or location could be changed and readvertised at the discretion of the Board.  
420 He asked if there were any questions.  
421

422 Mr. Barger noted the October meeting should be on the 9<sup>th</sup>, not the 16<sup>th</sup>.  
423

424 Mr. Ward indicated he would make the correction. He called for a motion.  
425

426 **On MOTION made by Steve Barger, seconded by Andrew**  
427 **Gasworth, and with all in favor, Resolution 2025-5 was**  
428 **adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

Mr. Greg Urbancic: Just a reminder to make sure you do your ethics training this year. You have to do this on an annual basis. You have until the end of the year for 2025. I know you did it in 2024, but it has to be done again. Most of the course offerings are the same. I have a memo to send out just as a reminder and there is one updated free course on there. Also, because we are in the month of June, your Form 1, make sure you file it by July 1, 2025. The only other thing is, I'll continue to monitor the legislative session. I know it got extended a little bit and they are dealing mostly with budget type stuff, but a lot of the bills we were watching, the main bills, all died. I'm still combing through the wreckage to make sure there is nothing else in there we need to know about. I'll keep you updated.

**II. District Engineer**

No report.

**III. District Asset Manager**

No report.

Ms. Suzanne Bertha asked if the damage to the trees between the lake and preserve area on Trevi was preventable damage.

Mr. Richard Freeman stated he looked at it and saw the damage but did not know what it was from; there was no one back there causing damage.

**IV. District Manager****a) Supervisor of Elections Qualified Elector Report dated April 15, 2025****b) Goals and objectives reporting requirements for CDD's 2025****c) Important Meeting Dates for the remainder of Fiscal Year 2025:****1. June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)****d) Financial Statements for period ending April 30, 2024 (unaudited)****e) Financial Statements for period ending May 31, 2025 (unaudited)**

Mr. Ward reported there were 1,074 qualified electors in the District. He noted the CDD had already transitioned to a resident qualified elector board; no action was required of the Board. He reminded the Board to complete the ethics training requirement this year and file Form 1 by July 1, 2025. He stated the goals and objectives for this year were the same as in the prior year. He explained the Board was required by legislation last year to establish goals and objectives. There was no guidance regarding what these should be, so Staff created a two-page document which would be posted on the District's website each year. He noted there were no agencies the District was required to report the goals

and objectives to. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the goals and objectives were approved.**

## SEVENTH ORDER OF BUSINESS

### Public Comments

**Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes**

Mr. Ward asked if there were any public comments. He asked questions and comments to be limited to three minutes.

Mr. Tom Perrin said he lived along Highway 41 and the wall was almost useless. He stated the Fire Department was across from his home and was very loud when leaving to answer calls. He said he realized there was nothing to be done to stop the Fire Department from making noise, but the wall was too small to block any of the noise. He stated as a second-floor resident he could see well over the wall, and there was no foliage to block noise either.

Mr. \_\_\_\_ noted the water in one of the fountains on the left side of the entrance was not visible.

Mr. Freeman stated there were plans to renovate the fountains in October. He noted the problem was a plumbing issue and this plumbing issue would be fixed during the renovation process.

Mr. \_\_\_\_ asked if the lights behind the main Treviso Bay were all operational.

Mr. Freeman responded in the affirmative.

Mr. \_\_\_\_ asked how the Board was elected.

*Mr. Ward: The Board is elected by qualified electors within the District. Each Board Member is up for election every four years. The next election is in November 2026. If you are a citizen of the United States, registered to vote in Collier County, and live within the District, you can run for a Board seat. In 2026 we have two seats that are up for election.*

Ms. Dawn Thorn stated she and her neighbors would like a fountain in the pond behind her home to help block the noise from 41, as well as the Fire Station. She asked if this could be addressed by the CDD. She noted her pond was one of the only ponds in the community that did not have a fountain. She asked how much fountains cost.

Mr. Freeman noted fountains cost approximately \$30,000 dollars depending on how close the electrical service was; this was why the Board chose to install only a couple of fountains a year.

Mr. Ken Thorn stated there were two developments next to Treviso Bay which were trying to change the zoning and were causing concern. He said there was a blue pipe laid right next to the CDDs drainage area which he was worried about.

Mr. Ward stated this would be investigated to make sure there would be no impact to the community. He thanked Mr. Thorn for the information.

Mr. \_\_\_\_\_ asked if Mr. Barger agreed with Mr. Bernard's suggestion to share periodic communications about CDD meetings.

Mr. Steve Barger stated he would see what he could do. He said it would not be too hard. He noted the CDD could ask the HOA to post information about CDD meetings. He stated he would love it if more residents attended meetings.

Mr. \_\_\_\_\_ asked who was responsible for destruction of property (indecipherable). He asked (indecipherable).

Mr. Barger stated it was his understanding the Architectural Committee had some input into landscaping and how the development would ultimately look, but the CDD Board had no input.

Ms. Dawn Thorn stated she saw some renderings of what the future was to look like there, and it was contiguous with Treviso Bay. She said it appeared it would be level, but it was going to be a long process of at least two to three years before it was completed with all of the retail which was proposed.

Mr. Ward asked if there were any additional questions; there were none.

#### **EIGHTH ORDER OF BUSINESS**

#### **Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests; there were none.

#### **NINTH ORDER OF BUSINESS**

#### **Adjournment**

Mr. Ward adjourned the meeting at approximately 9:35 a.m.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the meeting was adjourned.**

Wentworth Estates Community Development  
District

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Joe Newcomb, Chairman



## RESOLUTION 2026-1

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT AMENDING THE EXISTING AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES, INC., WITH A REVISED AGREEMENT FOR ASSET MANAGEMENT SERVICES BY AND BETWEEN THE DISTRICT AND CALVIN, GIORDANO & ASSOCIATES, INC., TO PROVIDE FOR AN HOURLY RATE BASIS FOR SERVICES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

#### **RECITALS**

**WHEREAS**, the Wentworth Estates Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "CDD Facilities");

**WHEREAS**, the District from time-to-time contracts certain independent contractors to perform maintenance work on the CDD Facilities ("CDD Maintenance Contractors"); and

**WHEREAS**, the District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the Services ("Services") described in **Exhibit A**, attached hereto and made a part hereof; and

**WHEREAS**, the District entered into an Agreement for Field Maintenance Oversight Services on October 11, 2019, and desires to amend the existing Agreement with Calvin, Giordano & Associates, Inc., with the revised Agreement for Asset Management Services ("**Exhibit A**"); and

**WHEREAS**, the Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, JP Ward & Associates, LLC ("District Manager"), as set forth in the Agreement; and

**WHEREAS**, the Contractor has represented that it can continue to provide such Services as required by the District.

## RESOLUTION 2026-1

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT AMENDING THE EXISTING AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES, INC., WITH A REVISED AGREEMENT FOR ASSET MANAGEMENT SERVICES BY AND BETWEEN THE DISTRICT AND CALVIN, GIORDANO & ASSOCIATES, INC., TO PROVIDE FOR AN HOURLY RATE BASIS FOR SERVICES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. RECITALS.** That the above recitals are true and correct and are incorporated by reference.

**SECTION 2. SERVICES.** The Contractor agrees to continue to provide general asset management services, as authorized by the District Manager. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. The Contractors services under the Agreement grants the right for the Contractor to enter onto the District property that is the subject of said Agreement, and for those purposes described in said Agreement.

**SECTION 3. TERM.** The District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on **October 1, 2025**. Said Agreement shall be continuing in nature unless and until terminated in accordance with the terms of said Agreement.

**SECTION 4. PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage, and upon full execution of said Agreement, it shall amend and replace that certain prior Agreement for Field Maintenance Oversight Services as of October 1, 2025.

**PASSED AND ADOPTED** by the Board of Supervisors of the Wentworth Estates Community Development District, Collier County, Florida, this 9th day of October 2025.

**ATTEST:**

**WENTWORTH ESTATES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Joe Newcomb, Chairperson

**Exhibit A: Agreement for Asset Management Services**

**AGREEMENT FOR ASSET MANAGEMENT SERVICES**

**THIS AGREEMENT FOR ASSET MANAGEMENT SERVICES** ("**Agreement**") is made and entered into to be effective the 9th day of October, 2025 ("**Effective Date**"), and is by and between **WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Collier County Florida ("**District**"), and **CALVIN, GIORDANO & ASSOCIATES, INC.**, a Florida corporation ("**Contractor**"). District and Contractor are sometimes referred to herein collectively as the "**Parties**" and individually as a "**Party**".

**WITNESSETH:**

**WHEREAS**, District has the responsibility for operating and/or maintaining certain public facilities in accordance with Chapter 190 F.S. including, without limitation, storm water management system (lakes and drainage system), conservation areas, landscaping and irrigation system and such other services that may be added during the term of this Agreement and within and outside the District's boundaries (collectively, "**CDD Facilities**"); and

**WHEREAS**, District from time to time contracts certain independent contractors to perform maintenance work on the CDD Facilities ("**CDD Maintenance Contractors**"); and

**WHEREAS**, District desires to employ Contractor to manage and oversee the CDD Facilities and the CDD Maintenance Contractors, and otherwise provide the Services ("**Services**") described in **Exhibit A**, attached hereto and made a part hereof; and

**WHEREAS**, Contractor shall provide the Services subject to certain reporting requirements and other oversight by the District's Manager, JPWard & Associates, LLC ("**District Manager**"), as set forth more fully herein; and

**WHEREAS**, Contractor has represented that it can provide such Services as required by District.

**NOW THEREFORE**, for good and valuable consideration, including the mutual benefits provided to each Party by this Agreement, receipt and sufficiency of which are acknowledged by the Parties, it is mutually agreed by and between the Parties as follows:

**1. RECITALS.** The above recitals are true and correct and are incorporated by reference.

**2. DISTRICT MANAGER.** Contractor shall report to the District Manager, and shall be subject to the reporting requirements and other oversight by the District Manager as set forth in this Agreement. The Contractor shall have no authority to contract on behalf of the District or have access to District funds.

**3. SERVICES.** The Contractor agrees to provide general asset management services, as authorized by the District Manager. (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating,

## AGREEMENT FOR ASSET MANAGEMENT SERVICES

expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the CDD Facilities are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right to enter the District property that is the subject of this Agreement, and for those purposes described in this Agreement. In addition to and as part of the Services set forth on **Exhibit A**, the Contractor shall provide the following Services:

- a. **Asset Manager & Asset Manager Staff** - Contractor shall identify a primary field operations manager ("**Asset Manager**") to provide the Services, and may also hire one or more individuals and/or subcontractors (together, "**Asset Manager Staff**") to work under the direction of the Asset Manager.

The District Manager shall, in its sole discretion, have the right to approve or disapprove of any candidates for Asset Manager, and to have the Asset Manager and/or any Asset Manager Staff members removed upon sixty (60) days prior written notice to the Contractor. CGA shall have and maintain the sole responsibility for and control of its personnel. Unless otherwise waived by the District, Contractor shall provide no less than three (3) candidates for the District Manager to review for the Asset Manager position. In the event District Manager disapproves of any Asset Manager candidate proposed by Contractor, Contractor shall select either from any approved candidates or submit additional candidates for the District Manager to review. The District Manager shall have the right to approve any replacement of the Asset Manager by Contractor in the same manner described above; provided, however, that prior to any such final appointment of a replacement Asset Manager, Contractor may employ an interim person in said manager position.

- b. **Management of Vendors** - Contractor shall manage, direct, coordinate, oversee and monitor all of the vendors that are performing services on any CDD Facilities as directed by District Manager from time to time.
- c. **Investigation of Claims/Damage** - Contractor shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the ownership, operation and maintenance of the CDD Facilities and the estimated cost of repair.

**4. COMPENSATION; PAYMENT.** As compensation for the Services described in this Agreement, District agrees and covenants to pay Contractor certain professional fees ("**Professional Fees**") for its full and faithful performance of the Services herein. The current schedule for Professional Fees is set forth on **Exhibit A** attached hereto and made a part hereof. If requested by the District, Contractor shall provide the District with written updates of the rate schedule. The Professional Fees shall be payable in equal monthly installments at the beginning of each month, and the amount of said Professional Fees.

The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the

## AGREEMENT FOR ASSET MANAGEMENT SERVICES

address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

**Costs and Expenses** - District shall pay or reimburse Contractor for actual costs which may be incurred by Contractor in the performance of the Services and its obligations, duties and undertakings for District.

**5. TERM.** District engages Contractor as an independent contractor and Contractor accepts such engagement for the term beginning on October 1, 2025. This Agreement shall be continuing in nature unless and until terminated in accordance with the terms of this Agreement.

**6. TERMINATION.** District agrees that Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to District; provided, however, that District shall be provided a reasonable opportunity to cure any breach under this Agreement by District. District may terminate this Agreement with or without cause. District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. District shall provide sixty (60) days written notice of termination without cause. Upon any termination of this Agreement, Contractor's sole remedy shall be payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District may have against Contractor. Contractor shall be paid for services rendered up through the date of termination. All obligations arising under this Agreement shall be null and void as of the termination date, except for Contractor's obligations to turn over all District books, records, or other property (including, without limitation, data stored electronically) in Contractor's possession which relate directly or indirectly to District.

**7. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that Contractor is an independent contractor under this Agreement and not District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to the Services performed shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided by this Agreement. Contractor agrees that it is a separate and independent enterprise from District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize the skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between Contractor and District and District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. Contractor shall not incur expenses on behalf of District, enter into any contract on behalf of District, either written or oral, or in any other way, attempt to obligate or bind District. Instead, all contracts shall be submitted to the District Manager for approval and execution. Subject to the preceding provision, District hereby appoints Contractor as its agent for the performance of the Services.

## AGREEMENT FOR ASSET MANAGEMENT SERVICES

**8. COMPLIANCE WITH LAW.** In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.

**9. PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**10. INSURANCE.** Contractor shall maintain throughout the term of this Agreement the insurance listed below:

- a. Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida law and Employer's Liability with limits of not less than \$100,000 per employee per accident, \$500,000 disease aggregate, and \$100,000 per employee per disease.
- b. Commercial General Liability insurance on comprehensive basis including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than (1,000,000.00) per occurrence, (\$2,000,000.00) aggregate covering all work performed under this Agreement.
- c. Contractual liability insurance covering all liability arising out of the terms of this Agreement.
- d. Automobile liability insurance for bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than (\$1,000,000.00) combined single limit covering all work performed under this Agreement.

District shall be named as an additional insured on the commercial general liability policy and the policy shall be endorsed that such coverage shall be primary to any similar coverage carried by District. Certificates of insurance acceptable to District shall be filed by Contractor with District prior to the commencement of the Services. Said certificate shall clearly indicate type of insurance, amount and classification in strict accordance with the foregoing requirements. These certificates shall contain a provision that coverage afforded under Contractor's policies will not be cancelled until at least thirty (30) days prior written notice has been given to District by certified mail. All insurance policies required of Contractor shall be issued by a company authorized to do business under the laws of the State of Florida, with a minimum A.M. Best Rating of "A". The acceptance by District of any Certificate of Insurance does not constitute approval or agreement by District that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of this Agreement. Should at any time Contractor fail for any or no reason to maintain the insurance coverage required, District may immediately terminate this Agreement. If the initial or any subsequently issued certificate of insurance expires prior to the completion of the Services, Contractor shall furnish to District renewal or replacement certificate(s) of insurance not later than thirty (30) calendar days prior to the date of their expiration.

## AGREEMENT FOR ASSET MANAGEMENT SERVICES

**NOTWITHSTANDING ANY PROVISION OF THE AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL THE TOTAL AGGREGATE LIABILITY OF CONTRACTOR UNDER THIS AGREEMENT EXCEED THE MINIMUM AVAILABLE LIMITS OF INSURANCE COVERAGE REQUIRED UNDER THIS AGREEMENT.**

**11. INDEMNIFICATION.** The Contractor agrees, to the fullest extent permitted by law, to indemnify, and hold harmless the District, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor and other persons employed or utilized by the Contractor in the performance of this Agreement. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in the Agreement, the indemnification limits shall be the greater of the limits of the insurance amounts set forth in the Agreement or Two Million Dollars (\$2,000,000), which amounts, Contractor agrees are reasonable and enforceable, and were included as part of the bid documents. The Contractor's obligations are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, shall be deemed reformed such that the obligations extend to the maximum limits of the law. Contractor agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*.

**PURSUANT TO FLORIDA STATUTES SECTION 558.0035(2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

**12. DEFAULT; THIRD-PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**13. ATTORNEY'S FEES.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**14. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

**15. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

**16. NOTICES.** All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by Overnight Delivery, email or First Class Mail, postage prepaid, to the parties, at the addresses listed below. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and



## AGREEMENT FOR ASSET MANAGEMENT SERVICES

legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

### IF TO DISTRICT:

Wentworth Estates Community Development District  
c/o JPWard and Associates, LLC  
2301 Northeast 37<sup>th</sup> Street  
Ft. Lauderdale, Florida, 33308

### IF TO CONTRACTOR:

Calvin, Giordano & Associates, Inc.  
Attn: Christopher Giordano  
[c.giordano@safebuilt.com](mailto:c.giordano@safebuilt.com)  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316

**17. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

**18. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other, which approval shall not be unreasonably delayed or withheld. Any purported assignment without such written approval shall be void.

**19. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.

**20. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records within a reasonable time period at a cost that does not exceed the cost provided in Chapter



## AGREEMENT FOR ASSET MANAGEMENT SERVICES

119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O JPWARD & ASSOCIATES, LLC, 2301 N.E. 37<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA 33308, [JIMWARD@JPWARDASSOCIATES.COM](mailto:JIMWARD@JPWARDASSOCIATES.COM), (954) 658-4900.**

**21. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

**22. HEADINGS.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**23. NEGOTIATIONS AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**24. LIMITATIONS ON LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**25. SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

## AGREEMENT FOR ASSET MANAGEMENT SERVICES

**26. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**27. CONFLICTS.** In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

**28. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

**29. E-SIGNATURE; COUNTERPARTS.** This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.

**30. REPLACEMENT OF PRIOR AGREEMENT.** Upon full execution of this Agreement, it shall amend and replace that certain prior Agreement for Field Maintenance Oversight Services as of the Effective Date.

[CONTINUED ON NEXT PAGE]

## **AGREEMENT FOR ASSET MANAGEMENT SERVICES**

The Parties execute this Agreement and further agree that it shall take effect as of the date first written above.

Wentworth Estates Community  
Development District

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James P. Ward, Secretary

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Joe Newcomb, Chairperson

Calvin, Giordano & Associates, Inc.



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Name: David Stambaugh  
Its: Vice President

**AGREEMENT FOR ASSET MANAGEMENT SERVICES**

**FEE SCHEDULE  
EXHIBIT "A"**

**CGA**



# Calvin, Giordano & Associates, Inc.

A **SAFEbuilt** COMPANY

## PROFESSIONAL FEE SCHEDULE - 2025 RATES

Principal	\$270
Contract Administrator	\$250
Project Coordinator	\$126
Executive Assistant / Clerical	\$93

### ENGINEERING

Director, Engineering	\$242
Sr. Project Manager	\$211
Project Manager	\$192
Sr. Engineer	\$194
Project Engineer	\$169
Engineer	\$144
Jr. Engineer	\$126
Senior CADD Tech	\$146
CADD Technician	\$124
Permit Administrator	\$118
Engineering Plan Review	\$192
Certified Floodplain Manager	\$169

### LANDSCAPE ARCHITECT

Director, Landscape Architect	\$242
Senior LA/Urbanist	\$194
Environmental Administrator	\$161
Environmental Specialist	\$134
Environmental Assistant	\$124
Landscape Architect/Urbanist	\$178
Senior CADD Tech	\$146
CADD Technician	\$124
Landscape Inspector/Arborist	\$134
Landscape Plan Reviewer	\$183
Jr. Landscape Architect/Urbanist	\$161
Landscape Designer	\$134
Jr. Landscape Designer	\$119
Landscape Analyst	\$87

### SURVEYING

Director, Surveying	\$242
Senior Registered Surveyor	\$191
Survey Crew	\$177
Registered Surveyor	\$171
Survey Coordinator	\$137
CADD Technician	\$124
3D Laser Scanner	\$484
G.P.S. Survey Crew	\$213

### EXPERT WITNESS

Principal	\$427
Registered Engineer/Surveyor	\$362
Project Engineer	\$296

### INDOOR AIR QUALITY SERVICES

Sr. Environmental Scientist	\$161
Environmental Scientist	\$134

### CONSTRUCTION

Director, Construction	\$242
Sr. Project Engineer (CEI)	\$217
Project Administrator (CEI)	\$163
Construction Management Director	\$180
Construction Manager	\$163
Senior Inspector	\$134
ITS Inspector	\$134
Inspector	\$122
Inspector Aide	\$117
Construction Coordinator	\$126
Resident Compliance Specialist	\$122

### GOVERNMENT SERVICES

Director, Governmental Services	\$242
Director, Code Enforcement	\$189
Director, Building Code	\$189
Project Manager	\$192
Code Enforcement Field Supervisor	\$144
Code Enforcement Field Inspector	\$122
Special Magistrate Clerk	\$93
Building Official	\$149
Building Plans Reviewer	\$128
Building Inspector	\$122
Permit Processor	\$93
Engineering Plan Review	\$192
Certified Floodplain Manager	\$169

### PLANNING

Director, Planning	\$242
Planning Administrator	\$197
Principal Planner	\$191
Planning Manager	\$191
Senior Planner	\$163
Planner	\$137
Assistant Planner	\$120
Planning Technician	\$93
Grants Administrator	\$197
Grants Coordinator	\$137

### DATA TECH DEVELOPMENT

Director, Data Tech Dev.	\$242
GIS Coordinator	\$191
GIS Specialist	\$163
Multi-Media 3D Developer	\$146
GIS Technician	\$126
Sr. Applications Developer	\$242
Applications Developer	\$180
Network Administrator	\$201
System Support Specialist	\$146
IT Support Specialist	\$110

Building Code Services  
Civil Engineering / Roadway & Highway Design  
Coastal Engineering  
Code Enforcement  
Construction Engineering & Inspection (CEI)  
Construction Services  
Data Technologies & Development  
Electrical Engineering  
Engineering  
Environmental Services  
Facilities Management  
Grant Management & Writing  
Geographic Information Systems (GIS)  
Governmental Services  
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Effective January 1, 2025

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CLEARWATER / TAMPA

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**WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**Monthly Asset Manager's Report  
June 2025**

Prepared For:  
James Ward  
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

---

**A SAFEbuilt® COMPANY**

**CGA Project No. 17-9809**

**July 1, 2025**

***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

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## **I. PURPOSE**

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

## **II. CURRENT ASSET UPDATES**

1. Landscaping
2. Lake Maintenance
3. Cane Toads



## ***1. Landscaping***

- Annual landscape rotation was completed during the last week of June
- Royal Palm Trimming (seed pod removal) is scheduled for the second week of July
- Turf Fertilization:
  - Final summer fertilization application scheduled for the third week of July
  - This will be the third and final application of the season



*New Annual Rotation*



*New Annual Rotation*

## **2. Lake Maintenance**

- All CDD lakes were treated for the following invasive vegetation:
  - Torpedo grass, Sedges, Dogfennel, Small Cattails, Alligator Weed, Brushes, Other Nuisance Weeds along Lake Perimeters.
- Submerged & Surface Algae Control:
  - Submerged algae (Chara) were treated in the lakes. Lakes 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 16, 17, 20, 21, 22, 22a, 24, 33, and 39
- Submerged vegetation treated in lake #19
- Surface algae/decaying Chara treated in lakes #1, 2, and 6
- Planktonic algae treated in lake #25
- Supplemental Treatments:



- Lake dye applied in lakes #1, 2, 5, 7, and 8 for algae suppression and aesthetic enhancement
- Beneficial bacteria added to lake #7 for organic algae control
- Midge fly larvae treatments were performed in lakes #4 and 42.
- Lake 22 Fountain: The FPL meter can was installed in June, and the fountain is now operational
- Geo Tube Repairs:
  - Trevi Area: Geo tube repairs completed in mid-June
  - Lake 32: Pumping of all bags has been completed; only grading and sod installation remains



*Trevi Lake Bank Restoration*





*Trevi Lake Bank Restoration*



*Trevi Lake Bank Restoration*

### **3. *Cane Toads***

- The toad and tadpole presence remained steady throughout June, with a slight increase in activity coinciding with the onset of heavier rains.
  - On June 3, following the first significant rains, small toads were observed and cleared near sidewalks and stormwater flow paths.
- A total of 314 adult cane toads were removed this month from areas including:
  - Irrigated turf
  - Mulched beds
  - Damp low spots where moisture accumulates overnight
  - Several were also found sheltering in pavement cracks near the first tower fountain just inside the main gate.
- Breeding Indicators
  - Male cane toad vocalizations were noted in a few areas by mid-month, likely triggered by the return of wet conditions.
  - However, no mating pairs were observed during this period, indicating that full breeding activity may still be limited or delayed.



**Legend**

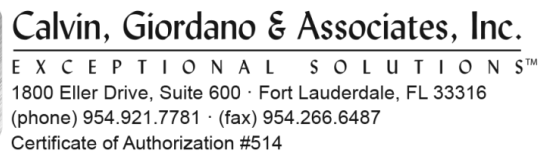
- Boundary
- Lake Numbers
- Entrance
- Irrigation
- Lakes
- Landscape

**Map Labels:**

- Treviso Bay Blvd Entrance
- Treviso Bay Blvd
- Southwest Blvd Entrance
- Southwest Blvd
- Montiano Dr
- Montiano Pl
- Corso Bello Dr
- Gavino Ct
- Acqua Ct
- Acqua Dr
- Lipari Ct
- Pavia Ct
- Fiorenza Dr
- Travis Bay Blvd
- Travis Bay Dr
- Avellino Way
- Trevi Ct
- Siracusa Ct
- Casoria Ct
- Placida Way
- Vercelli Ct
- Vercelli Pl
- Napoli Ct
- Napoli Ln
- Prima Way
- Tremont Trail E

**Map Details:**

- Map shows the community boundary, entrance points, irrigation systems, lakes, and landscapes.
- Map includes a legend, north arrow, and date (2/8/2024).
- Map is titled "Wentworth Estates CDD - Engineer's Report Asset Map".



***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report  
July 2025**

Prepared For:  
James Ward  
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

---

**A SAFEbuilt® COMPANY**

**CGA Project No. 17-9809**

**August 1, 2025**

***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

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## **II. CURRENT ASSET UPDATES**

1. Landscaping & Entrance Maintenance
2. Aquatic Maintenance
3. Cane Toads

## **1. Landscaping & Entrance Maintenance**

- A photocell malfunction caused landscape uplighting to remain on during the day. It was replaced and the time clock was reset.
- A 4-inch irrigation mainline broke on the west end of the property. The District had a new coupling installed, and the area was backfilled and resodded.
- The District received three proposals for the paver replacement at the top of the bridge. This project includes base rework and replacement using existing color and pattern schemes which are still in the selection process. Work is anticipated to begin in late August or early September and will last approximately one to two weeks. Coordination is underway with the HOA to provide advance notice of any traffic closures or detours.
- The Asset Manager and team selected the vendor for the fountain bowl capital improvement project at the front entrance. Work is expected to begin in early October. Asset Management team is coordinating on scheduling and logistics.
- The District continues to work on the holiday lighting, installation, timing, and logistics. This includes tree trimming where needed and installation of additional electrical outlets to prevent GFI tripping during the holiday season. Anticipated start day of early November and removal date of mid-February.
- The team is preparing the landscape enhancement program for Fiscal Year 2026, which includes improvements along US-41 and areas along Treviso Bay Boulevard.
- All Royal Palms and Bismarck Palms along Treviso Bay Boulevard and Southwest Boulevard were trimmed in mid-July. This included the removal of seed pods and any hanging or hazardous fronds.
- All shrubs were trimmed in mid-July. The next trimming rotation is scheduled for late August.
- The two decorative hanging baskets on the front pergola were replaced for seasonal rotation. The next refresh is scheduled for November/December, featuring holiday annuals.



*New hanging arrangements located at the pergola*



*Entrance Annuals*



*Entrance Annuals*



## 2. **Aquatic Maintenance**

- All CDD lakes were treated for shoreline invasives including: Torpedo grass, dogfennel, alligator weed, sedges, fleabane, small cattails, and other nuisance species.
- Submerged Algae (Chara) treated in: Lakes 16, 20, 22, 22A, 25, 30, 32, 38, and 42
- Surface Algae treated in: Lakes 19, 20, 22, 22A, 24, 25, 32, 38, 40, and 42
- Planktonic Algae treated in: Lakes 21, 24, 25, and 31
- Submerged Vegetation treated in: Lake 19
- Lake Dye was added to Lakes 1, 2, 5, 7, and 8 for algae and light control.
- Water levels have normalized following regular rain events.
- One additional aquatic vendor visit remains scheduled for this month.
- All Fiscal Year 2025 lake bank restoration projects have been completed.



*Chara on Lake 22*



*Overgrown Spike Rush on Lake 7*





*Lake 32 Lake Bank Repair*



*Lake 32 Lake Bank Repair*



*Irrigation Break*



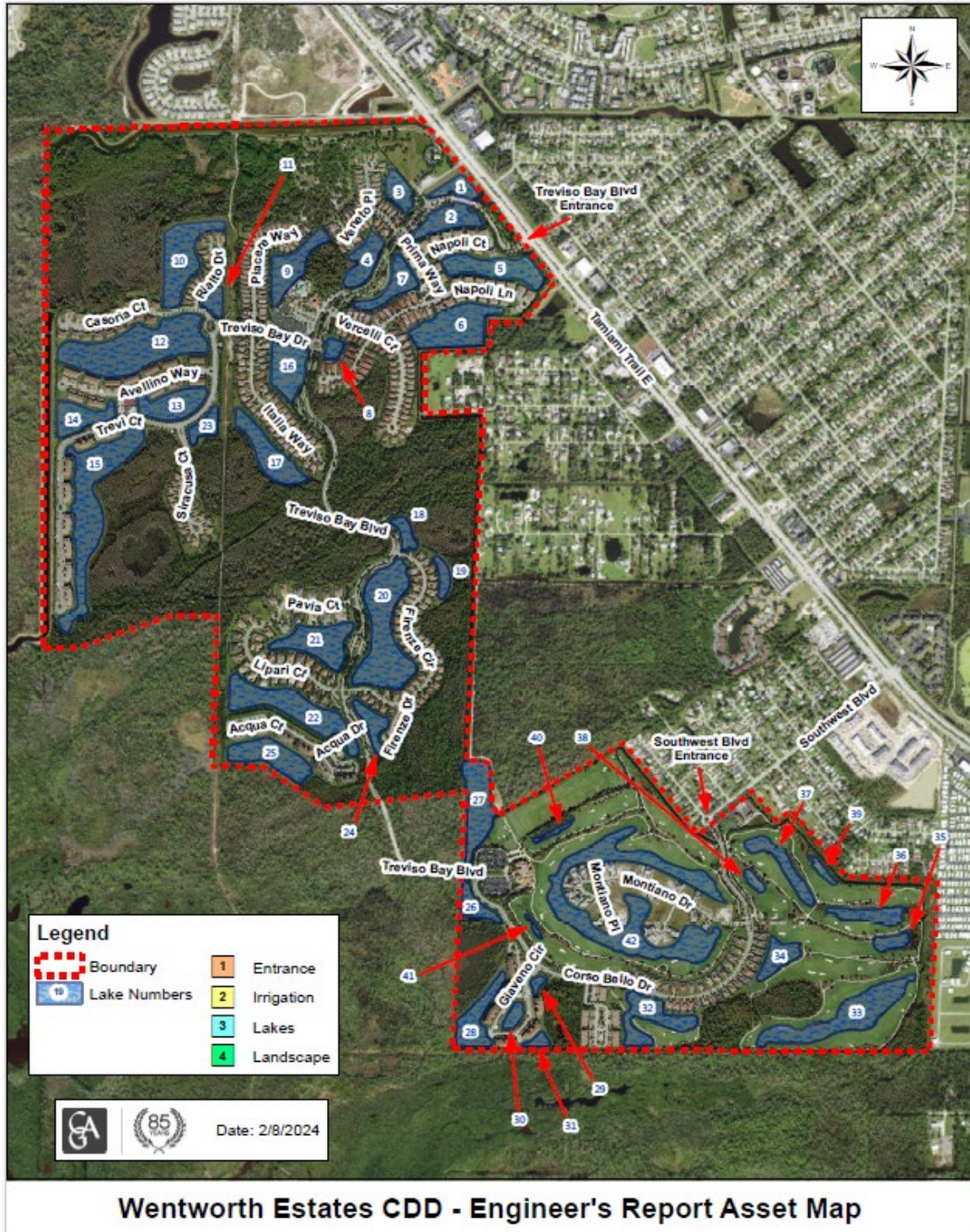
*Royal Palm Trimming*

### **3. *Cane Toads***

- Toad and tadpole activity remained steady in July, with a slight increase following periodic rains. Over 8 lbs. of tadpoles were skimmed and removed along with 200 adult toads.
- Toads were observed and removed around:
  - The front fountain
  - Tennis courts
  - Clubhouse
  - Along Firenze and Lapari, especially from mulch beds and irrigated grass
  - Lake 8 experienced the most breeding activity, including:
    - Sustained calling
    - Multiple mating pairs captured
    - Larval strands and developing tadpoles removed from shorelines
  - Toadlet numbers increased compared to June, especially near lake edges and damp turf areas.



### III. LOCATION MAP



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***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report  
August 2025**

Prepared For:  
James Ward  
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

---

**A SAFEbuilt® COMPANY**

**CGA Project No. 17-9809**

**September 1, 2025**

***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

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The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

## **II. CURRENT ASSET UPDATES**

1. Landscaping & Entrance Maintenance
2. Aquatic Maintenance
3. Cane Toads

***1. Landscaping & Entrance Maintenance***

- Work continues with the landscape vendor on the FY26 Capital Landscape Enhancement Plan, which includes new plantings along US 41 and additional plantings within the community up to the guard house
- New landscape baskets were installed this month at the pergola.
- Seal coating of the front entrance is scheduled for early October (2–3 day project near the guard house).
- The curb and gutter along the front entrance were pressure washed mid-August.
- CDD staff is coordinating with vendors on the holiday lighting plan, which will include additional lighting for the Royal Palms. Electricians are confirming power availability in preparation for the season.
- Plans for new annual flowers and mulch are scheduled for late October through early November.
- Paver repairs are scheduled to start in early September and be completed before September 20. Pressure cleaning, sanding, and sealing will follow thereafter.
- Entrance fountain repairs are underway, including new waterline and tile, new Diamond Brite plaster, and Repair of a large crack in the wet fountain foundation. The work is scheduled for completion before September 20.



*During fountain repairs*



*During fountain repairs*

## 2. **Aquatic Maintenance**

- All CDD lakes were treated for shoreline weeds. Decaying spikerush was removed from lake #10.
- Surface algae was treated in lakes #3, 4, 9, 15, 16, 20, 21, 24, 25, 34, 31, 34, 37, and 42.
- Planktonic algae was treated in lakes #1 and 2.
- Submerged algae (Charra) was treated in lakes #3, 4, 6, 9, 15, 17, 19, 24, 25, 34, 42
- Submerged vegetation was treated in lakes #12 and 33.
- Lake dye was added to lakes #1, 2, 3, 4, 5, 6, 7, 8, 9, 16 and 17 to darken the water column to reduce/limit Charra growth.
- Water levels are currently high.
- Quarterly preserve maintenance was completed this month to treat and control exotic and nuisance vegetation.
- Drainage vendor was contacted to clean out a blocked drain.



*Lake 32 lake bank CIP*



*Lake 22 chara needs attention*





*Flooding Issue*

### 3. **Cane Toads**

- August rains maintained steady amphibian activity across the lakes.
- Lakes 12, 20, and 33–35 produced the most consistent tadpole strands and concentrations, requiring repeated removals.
- Smaller groups were also cleared from several northern lakes following mid-month storms.
- Evening services continued to produce reliable captures of adult toads, particularly along Treviso Blvd, Giaveno, and Corso Bello. Most were collected from mulched beds and damp turf following rainfall.
- Male calling activity and several mating pairs were documented during the month.



### III. LOCATION MAP



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***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report  
September 2025**

Prepared For:  
James Ward  
District Manager

Prepared By:  
Richard Freeman



Calvin, Giordano & Associates, Inc.

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**A SAFEbuilt® COMPANY**

**CGA Project No. 17-9809**

**October 1, 2025**

***WENTWORTH ESTATES  
COMMUNITY DEVELOPMENT DISTRICT***

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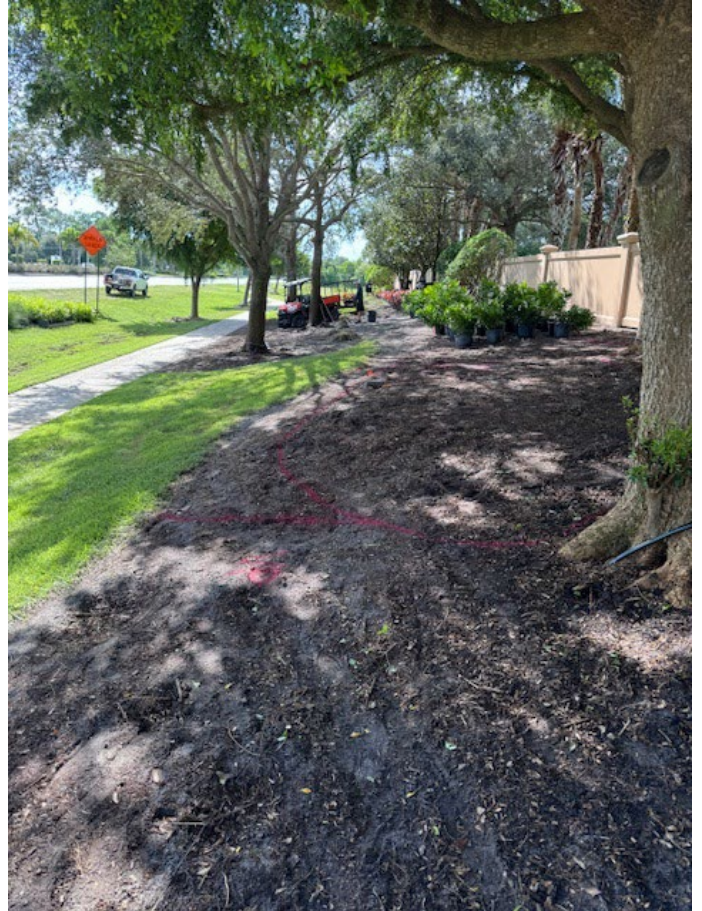
## ***1. Landscaping & Entrance Maintenance***

- Refurbishment of both front fountain bowls has been completed. The work included repairing a significant leak in the bottom basin, chipping out the old tile, installing new waterline tile, and applying new Diamond Brite plaster. Additional improvements included installing new fittings for the two smaller fountains, adjusting lighting, and completing startup.
- The replacement of pavers on the bridge has been completed. This project involved removing old pavers, installing new material and pavers, and finishing with a refreshed surface. In addition, the entire front entrance paver area was pressure washed, sanded, and sealed with two coats of sealer to restore and enhance appearance.
- The front asphalt is scheduled for sealcoating during the first week of October. This project will also include new striping throughout the front entrance.
- The Fiscal Year 2026 landscape enhancement plan has begun ahead of schedule to take advantage of the growing season. Plantings on the east side of the entrance have been completed, with additional phases to follow.
- Holiday lighting installation is underway. Tree wrapping will begin in the first week of October, with the remaining lights installed in mid-November. All holiday lights are scheduled for activation by mid-November.
- Due to heavy September rainfall, annuals began to decline earlier than expected. They will be removed during the first week of October. The beds will remain empty for two weeks to allow the soil to rest and be replenished before new holiday annuals are installed.
- The replacement of pavers on the bridge has been completed. This project involved removing old pavers, installing new material and pavers, and finishing with a refreshed surface. In addition, the entire front entrance paver area was pressure washed, sanded, and sealed with two coats of sealer to restore and enhance appearance.
- All palm trees have been trimmed in preparation for holiday lighting.





*New paver install and sealing*



*Demo of landscape on Us 41*



*New landscape on US 41*





*New paver install and cleaning*



*Fountain upgrades*



*Tree trimming*





*Fountain upgrades*

## **2. Aquatic Maintenance**

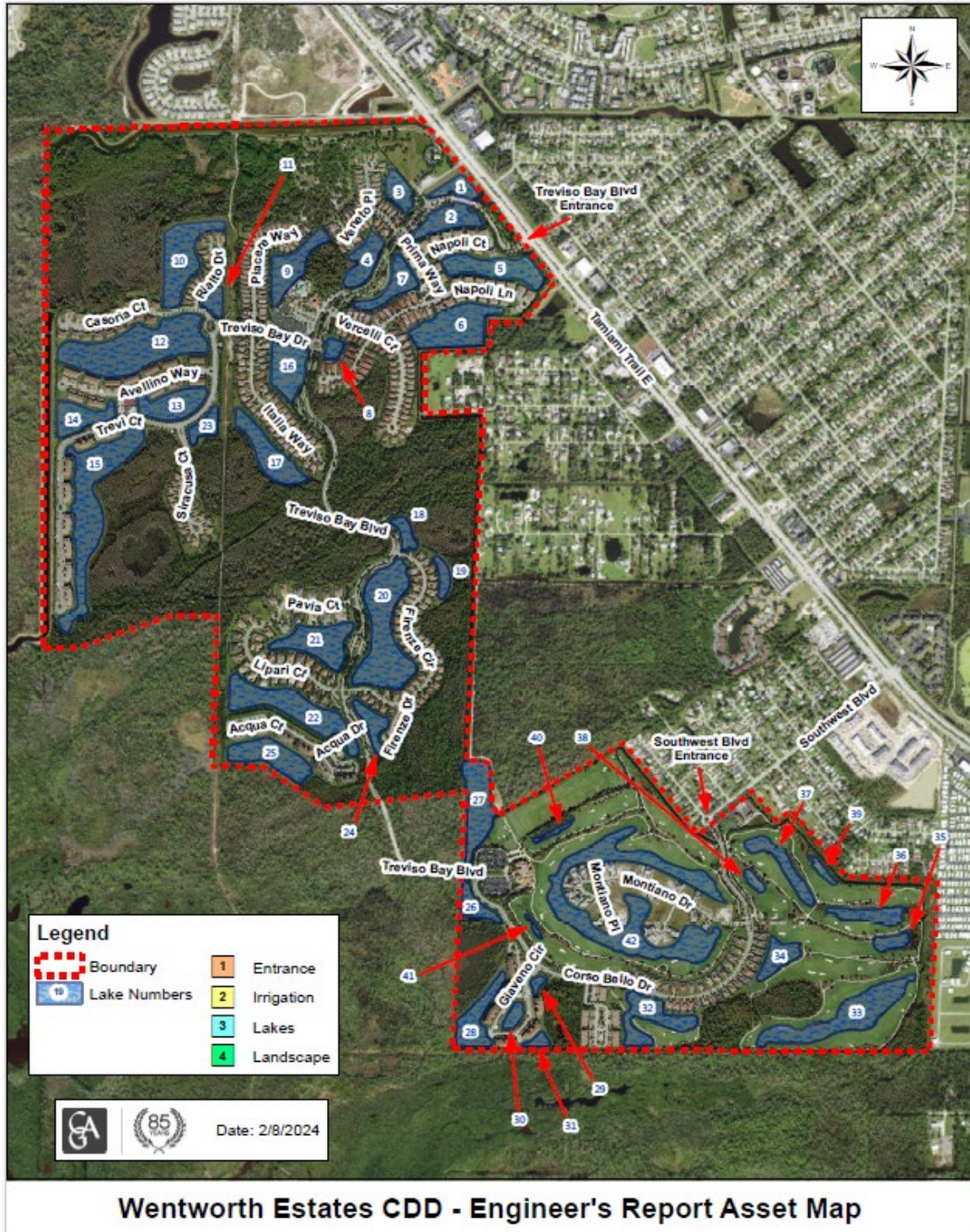
- **Shoreline Weeds:** All CDD lakes were treated this month for torpedo grass and other weeds such as umbrella sedge, baby cattails, vines, and ragweed.
- **Algae:**
  - Surface algae was treated this month in lakes #19, 24, 25, 29, 31
  - Submerged algae (Charra) was treated this month in lakes #4, 9, 12, 19, 24, 25, 34
  - Planktonic algae was treated in lake #34
  - Physically raked out and removed algae in lake #4
- **Submerged Vegetation:** Submerged vegetation was treated in lake #3.
- **Other:** Lake Dye was added to lakes #1, 2, 4, 5, 6, 7, 8, 9, 16 and 17 for algae control and to improve aesthetics.
- Quarterly Preserve maintenance is scheduled for next month.

### 3. *Cane Toads*

- Heavy September rains in Naples fueled elevated toad activity across several lakes.
- Lake activity: Dense tadpole strands and schools were repeatedly removed from Lakes 4, 15, and 27, with smaller clusters also appearing in western lakes after mid-month storms.
- Adult captures: Evening services yielded consistent captures along Corso Bello Drive, Via Veneto, and near the fitness center, especially in irrigated turf and mulch beds.
- Behavioral observations: Male calling was frequent on humid evenings, and multiple breeding groups were documented in late September. Juvenile dispersal from shallow shorelines was also observed.
- Trend: Activity was more widespread than in August, requiring coverage across additional secondary lakes beyond the usual hotspots.



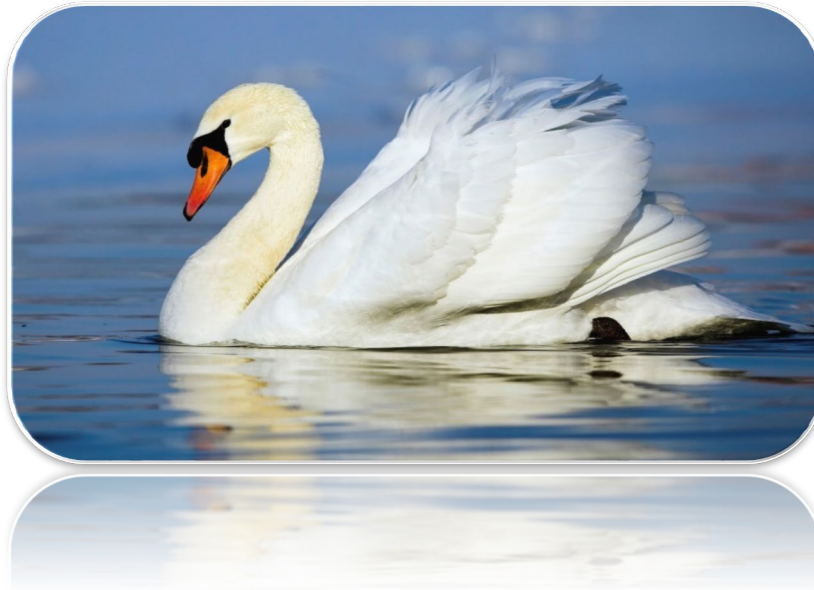
### III. LOCATION MAP



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# **WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JUNE 2025**

FISCAL YEAR 2025

---

**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

***Wentworth Estates Community Development District***

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<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-8</i>
<i>Debt Service Fund</i> <i>Series 2021</i>	<i>9</i>

***JPWard & Associates, LLC***

**2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308**



**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending June 30, 2025**

Governmental Funds						
	General Fund	Debt Service Fund Series 2021	Account Groups		Totals (Memorandum Only)	
			General Long Term Debt	Fixed Assets		
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 1,344,185	\$ -	\$ -	\$ -	\$ 1,344,185	
General Fund - Hancock Bank					-	
Construction Account	\$ -	-	-	-	-	
Costs of Issuance Account	\$ -	-	-	-	-	
Debt Service Fund						
Interest Account	\$ -	-	-	-	-	
Sinking Account	\$ -	-	-	-	-	
Reserve Account	\$ -	-	-	-	-	
Revenue	\$ -	381,381	-	-	381,381	
Prepayment Account	\$ -	-	-	-	-	
Deferred Cost Account	\$ -	-	-	-	-	
Capital Project Fund - Series 2018	\$ -	-	-	-	-	
Due from Other Funds						
General Fund	\$ -	-	-	-	-	
Debt Service Fund(s)	\$ -	-	-	-	-	
Market Valuation Adjustments	\$ -	-	-	-	-	
Accrued Interest Receivable	\$ -	-	-	-	-	
Assessments Receivable	\$ -	-	-	-	-	
Prepaid Expenses	\$ -	-	-	-	-	
Amount Available in Debt Service Funds	\$ -	-	381,381	-	381,381	
Amount to be Provided by Debt Service Funds	\$ -	-	17,079,619	-	17,079,619	
Investment in General Fixed Assets (net of depreciation)	\$ -	-	-	31,238,196	31,238,196	
Total Assets	\$ 1,344,185	\$ 381,381	\$ 17,461,000	\$ 31,238,196	\$ 50,424,762	

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending June 30, 2025**

Governmental Funds						
			Account Groups		Totals (Memorandum Only)	
	General Fund	Debt Service Fund Series 2021	General Long Term Debt	Fixed Assets		
<b>Liabilities</b>						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds						
General Fund	\$ -	-	-	-	-	
Debt Service Fund(s)	\$ -	-	-	-	-	
Loan - TB Master Turnover, Inc.	\$ -	-	-	-	-	
Due to Bondholders	\$ -	-	-	-	-	
Bonds Payable						
Current Portion (Due within 12 months)	\$ -	-	1,298,000	-	1,298,000	
Long Term	\$ -	-	16,163,000	-	16,163,000	
Total Liabilities	\$ -	\$ -	\$ 17,461,000	\$ -	\$ 17,461,000	
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	\$ -	-	-	31,238,196	31,238,196	
Fund Balance						
Restricted						
Beginning: October 1, 2024 (Unaudited)	\$ -	349,040	-	-	1,781,472	
Results from Current Operations	\$ -	32,341	-	-	(1,400,091)	
Unassigned						
Beginning: October 1, 2024 (Unaudited)	\$ 815,006	-	-	-	815,006	
Results from Current Operations	\$ 529,180	-	-	-	529,180	
Total Fund Equity and Other Credits	\$ 1,344,185	\$ 381,381	\$ -	\$ 31,238,196	\$ 32,963,762	
Total Liabilities, Fund Equity and Other Credits	\$ 1,344,185	\$ 381,381	\$ 17,461,000	\$ 31,238,196	\$ 50,424,762	

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	21,171	360,721	1,028,031	63,889	57,433	23,219	49,832	10,204	12,990	1,627,489	1,680,164	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>												
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	(67,206)	0%
<b>Intergovernmental Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 21,171</b>	<b>\$ 360,721</b>	<b>\$ 1,028,031</b>	<b>\$ 63,889</b>	<b>\$ 57,433</b>	<b>\$ 23,219</b>	<b>\$ 49,832</b>	<b>\$ 10,204</b>	<b>\$ 12,990</b>	<b>1,627,489</b>	<b>\$ 1,680,164</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's - Fees	-	-	-	-	1,000	-	1,000	-	1,000	3,000	6,000	50%
<b>Executive</b>												
Professional Management	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	42,750	57,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	5,500	-	-	-	-	-	5,500	5,500	100%
Accounting Services	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	15,000	20,000	75%
Assessment Roll Services	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	9,375	12,500	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>												
Legal Advertising	-	-	-	-	-	-	-	-	2,613	2,613	2,900	90%
Trustee Services	-	-	-	-	-	-	-	-	-	-	8,400	0%
Property Appraiser/Tax Collector Fees	6	6,432	273	-	-	-	21	-	-	6,733	11,800	57%
Bank Service Charges	-	-	-	-	-	-	-	-	-	-	250	0%

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	-	9	-	-	-	109	1,086	-	8	1,212	300	404%
<b>Insurance</b>	73,266	-	-	-	-	-	-	-	-	73,266	72,000	102%
<b>Printing &amp; Binding</b>	-	-	-	-	388	-	1,388	-	1,193	2,969	250	1187%
<b>Website Development</b>	-	-	-	300	-	-	-	-	-	300	1,750	17%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	-	175	175	100%
<b>Emergency &amp; Disaster Relief Services</b>												
Hurricane Milton	-	1,723	22,740	7,047	-	-	-	-	-	31,509	-	0%
<b>Legal Services</b>												
Legal - General Counsel	-	-	677	722	-	4,396	237	-	790	6,822	10,000	68%
<b>Other General Government Services</b>												
Engineering Services - General	-	-	6,110	-	1,375	505	-	-	1,918	9,908	7,500	132%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Sub-Total:</b>	<b>80,730</b>	<b>15,797</b>	<b>37,259</b>	<b>21,027</b>	<b>10,222</b>	<b>12,468</b>	<b>11,191</b>	<b>7,458</b>	<b>14,980</b>	<b>211,131</b>	<b>216,825</b>	<b>97%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Community Wide Irrigation System</b>												
Consumptive Use Permit Monitoring	-	-	-	4,800	4,800	4,450	-	-	-	14,050	38,000	37%
<b>Stormwater Management Services</b>												
Professional Services												
Asset Management	-	3,500	3,500	3,500	3,500	3,500	-	7,000	3,500	28,000	42,000	67%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	-	-	-	-	-	2,400	0%
Utility Services												
Electric - Aeration System	117	-	-	-	-	477	208	126	14	943	-	0%
Repairs & Maintenance												
Lake & Wetland System												
Aquatic Weed Control	-	7,834	7,805	20,922	7,210	-	-	22,968	-	66,737	95,000	70%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	-	-	-	-	-	4,200	-	4,200	14,500	29%
Water Control Structures	-	-	-	-	-	6,000	-	-	16,100	22,100	27,000	82%
Aeration System	-	-	-	600	-	-	-	450	-	1,050	1,000	105%
Cane Toad Removal	-	-	-	-	-	-	4,100	5,900	5,900	15,900	3,100	513%
Preserves/Wetland System												
Routine Maintenance	-	10,790	-	10,790	-	-	-	10,790	-	32,370	48,000	67%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	0%
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	-	-	-	-	-	9,000	0%
Preserve Trail Material	-	-	-	-	-	-	-	-	-	-	4,000	0%
Contingencies	-	-	-	420	-	-	-	-	-	420	15,270	3%
Capital Outlay												
Littoral Shelf Planting	-	-	2,880	-	3,500	-	-	-	3,950	10,330	8,000	129%
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	59,360	0%
Stormwater Drainage Pipes	-	-	-	-	-	-	-	-	-	-	30,000	0%
Fountain/Aerators	-	-	19,250	-	25,655	-	-	-	15,810	60,715	35,000	173%
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	-	-	0%



**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Road and Street Services</b>												
Professional Management												
Asset Management	-	958	958	958	958	958	-	1,917	958	7,667	11,500	67%
Utility Services												
Electric												
Southwest Blvd Street Lights	33	-	69	37	-	73	34	34	-	280	650	43%
Entrance/Fountain Landscape/Street Lights	480	-	616	1,410	-	1,390	691	633	-	5,220	8,300	63%
Entrance Bridge - Lights	63	-	69	686	-	669	379	365	-	2,232	1,000	223%
Repairs and Maintenance											-	
Sidewalk Repairs	-	-	-	-	-	305	-	-	-	305	1,000	30%
Curb & Gutter	-	-	-	-	-	-	-	-	-	-	3,500	0%
Striping & Pavement Marking	-	-	3,700	-	-	-	-	-	-	3,700	-	0%
Bridge Repairs	-	-	-	-	-	-	-	-	-	-	8,000	0%
Entry Monument (Trevisio Bay Blvd)	-	-	1,888	1,600	-	-	-	-	-	3,488	5,000	70%
Entry Wall (Trevisio Bay Blvd)	-	-	-	-	-	-	-	-	-	-	5,000	0%
Street Lights/Directional Signs	2,540	-	-	-	-	-	-	-	-	2,540	7,000	36%
Brick Paver Repairs	-	-	800	-	4,200	-	-	-	-	5,000	8,000	63%
Miscellaneous Repairs	-	-	-	2,501	-	-	-	-	-	2,501	8,000	31%
Contingencies	-	-	-	-	-	-	-	-	-	-	4,913	0%
Capital Outlay												
Roadway and Bridge	-	-	-	-	-	-	-	-	-	-	75,000	0%
<b>Sub-Total:</b>	<b>3,234</b>	<b>23,082</b>	<b>41,535</b>	<b>48,224</b>	<b>49,823</b>	<b>17,823</b>	<b>5,412</b>	<b>54,383</b>	<b>46,232</b>	<b>289,747</b>	<b>585,293</b>	<b>50%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping Services</b>												
Professional Management												
Asset Management	-	1,167	1,167	1,167	1,167	1,167	-	1,167	1,167	8,167	14,000	58%
Water Quality Monitoring	-	-	-	-	-	-	-	1,167	-	1,167	-	0%
Utility Services												
Electric - Landscape Lighting	-	-	28	28	28	55	28	28	-	194	-	0%
Electric - Irrigation System	-	-	82	180	-	155	91	88	-	597	-	0%
Potable Water - Fountain	-	81	136	153	684	1,728	127	266	-	3,175	4,500	71%
Repairs & Maintenance												
Public Area Landscaping												
Treviso Bay Blvd - Entrance	-	-	-	33,639	10,396	-	15,000	-	30,000	89,035	165,000	54%
Southwest Boulevard	-	-	-	10,134	3,500	-	1,642	-	3,283	18,559	26,000	71%
Irrigation System	-	3,159	-	-	-	890	3,421	-	293	7,762	5,200	149%
Plant Replacement and Annuals	-	-	14,172	1,742	1,482	4,005	-	-	518	21,919	30,000	73%
Tree Trimming	-	2,500	-	-	12,940	5,180	-	-	-	20,620	25,000	82%
Fountains	-	1,000	4,520	2,740	1,100	1,233	1,444	1,438	2,644	16,119	18,000	90%
Annual Holiday Decorations	15,000	-	20,395	525	-	-	-	-	-	35,920	20,000	180%
Mulch	-	-	-	-	9,262	-	-	-	-	9,262	22,000	42%
Contingencies	-	-	-	1,103	-	-	-	-	-	1,103	21,840	5%
Capital Outlay												
Treviso Bay Blvd/US 41 Buffer - Landscaping	4,500	31,700	81,057	31,313	38,559	7,631	30,378	-	-	225,138	182,000	124%
Treviso Bay Blvd/US 41 Buffer - Lighting	-	-	65,793	8,525	-	-	-	-	-	74,318	50,000	149%
Fountain and Perimeter Wall - Painting	-	-	-	-	46,130	5,800	-	8,047	-	59,977	48,000	125%
Contingencies/CEI Services	-	-	-	-	800	-	-	-	3,600	4,400	21,300	21%
<b>Sub-Total:</b>	<b>19,500</b>	<b>39,607</b>	<b>187,349</b>	<b>91,248</b>	<b>126,048</b>	<b>27,843</b>	<b>52,131</b>	<b>12,199</b>	<b>41,505</b>	<b>597,431</b>	<b>652,840</b>	<b>92%</b>

Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2025

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>												
Operations	-	-	-	-	-	-	-	-	-	-	-	0%
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	158,000	0%
<b>Sub-Total:</b>	-	-	-	-	-	-	-	-	-	-	<b>158,000</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 103,464</b>	<b>\$ 78,486</b>	<b>\$ 266,143</b>	<b>\$ 160,499</b>	<b>\$ 186,093</b>	<b>\$ 58,134</b>	<b>\$ 68,734</b>	<b>\$ 74,040</b>	<b>\$ 102,717</b>	<b>1,098,309</b>	<b>\$ 1,612,958</b>	<b>68%</b>
Net Increase/ (Decrease) in Fund Balance	(82,293)	282,235	761,888	(96,610)	(128,660)	(34,915)	(18,902)	(63,837)	(89,727)	529,180	67,206	
Fund Balance - Beginning	815,006	732,712	1,014,948	1,776,835	1,680,226	1,551,566	1,516,651	1,497,749	1,433,913	815,006	815,006	
<b>Fund Balance - Ending</b>	<b>\$ 732,712</b>	<b>\$ 1,014,948</b>	<b>\$ 1,776,835</b>	<b>\$ 1,680,226</b>	<b>\$ 1,551,566</b>	<b>\$ 1,516,651</b>	<b>\$ 1,497,749</b>	<b>\$ 1,433,913</b>	<b>\$ 1,344,185</b>	<b>1,344,185</b>	<b>\$ 882,212</b>	

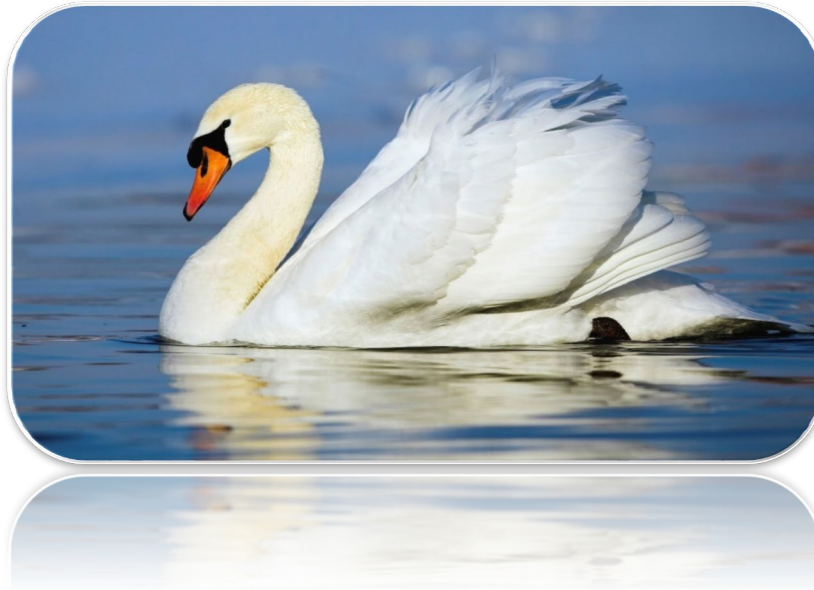
**Wentworth Estates Community Development District**  
**Debt Service Fund - Series 2021 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2025**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Interest Income</b>												
Revenue Account	1,443	1,409	760	3,657	5,738	5,594	6,324	6,320	1,304	32,548	35,000	93%
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	21,877	372,750	1,062,313	66,020	59,348	23,993	51,494	10,544	13,423	1,681,761	1,783,584	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>												
Discounts/Fees and Charges	-	-	-	-	-	-	-	-	-	-	(116,683)	0%
<b>Proceeds from Refunding Bonds</b>												
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 23,320</b>	<b>\$ 374,159</b>	<b>\$ 1,063,072</b>	<b>\$ 69,677</b>	<b>\$ 65,086</b>	<b>\$ 29,587</b>	<b>\$ 57,817</b>	<b>\$ 16,864</b>	<b>\$ 14,727</b>	<b>\$ 1,714,309</b>	<b>\$ 1,701,901</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>												
<b>Proprety Appraiser/Tax Collector Fees</b>	-	6,647	-	-	-	-	-	-	-	6,647	-	0%
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2021 Bonds	-	-	-	-	-	-	-	1,278,000	-	1,278,000	1,278,000	100%
<b>Principal Debt Service - Prepayments</b>												
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>												
Series 2021 Bonds	-	198,661	-	-	-	-	-	198,661	-	397,321	397,534	100%
<b>Foreclosure Counsel</b>	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Property Appraiser &amp; Tax Collector</b>	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Pymt to Refunded Bonds Escrow Agent</b>												
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 205,308</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,476,661</b>	<b>\$ -</b>	<b>\$ 1,681,968</b>	<b>\$ 1,675,534</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	23,320	168,851	1,063,072	69,677	65,086	29,587	57,817	(1,459,797)	14,727	32,341	26,367	
Fund Balance - Beginning	349,040	372,360	541,211	1,604,283	1,673,960	1,739,046	1,768,633	1,826,450	366,653	349,040	349,040	
<b>Fund Balance - Ending</b>	<b>\$ 372,360</b>	<b>\$ 541,211</b>	<b>\$ 1,604,283</b>	<b>\$ 1,673,960</b>	<b>\$ 1,739,046</b>	<b>\$ 1,768,633</b>	<b>\$ 1,826,450</b>	<b>\$ 366,653</b>	<b>\$ 381,381</b>	<b>\$ 381,381</b>	<b>\$ 375,407</b>	

Prepared by:  
**JPWARD and Associates, LLC**

# **WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JULY 2025**

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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*Wentworth Estates Community Development District*

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<i>Debt Service Fund</i> <i>Series 2021</i>	<i>9</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending July 31, 2025**

Governmental Funds						
	General Fund	Debt Service Fund Series 2021	Account Groups		Totals (Memorandum Only)	
			General Long Term Debt	Fixed Assets		
Assets						
Cash and Investments						
General Fund - Hancock Bank	\$ 753,398	\$ -	\$ -	\$ -	\$ 753,398	
FMIT - Investment Account	513,858	-	-	-	513,858	
Construction Account	-	-	-	-	-	
Costs of Issuance Account	-	-	-	-	-	
Debt Service Fund						
Interest Account	-	-	-	-	-	
Sinking Account	-	-	-	-	-	
Reserve Account	-	-	-	-	-	
Revenue	-	382,757	-	-	382,757	
Prepayment Account	-	-	-	-	-	
Deferred Cost Account	-	-	-	-	-	
Capital Project Fund - Series 2018	-	-	-	-	-	
Due from Other Funds						
General Fund	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	
Market Valuation Adjustments						
Accrued Interest Receivable	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	
Prepaid Expenses	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	382,757	-	382,757	
Amount to be Provided by Debt Service Funds	-	-	17,078,243	-	17,078,243	
Investment in General Fixed Assets (net of depreciation)	-	-	-	31,238,196	31,238,196	
Total Assets	\$ 1,267,256	\$ 382,757	\$ 17,461,000	\$ 31,238,196	\$ 50,349,209	

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending July 31, 2025**

Governmental Funds					
	General Fund	Debt Service Fund Series 2021	Account Groups		Totals (Memorandum Only)
			General Long Term Debt	Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	-	-	-	-	-
Due to Other Funds					-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Loan - TB Master Turnover, Inc.	-	-	-	-	-
Due to Bondholders	-	-	-	-	-
Bonds Payable					-
Current Portion (Due within 12 months)	-	-	1,298,000	-	1,298,000
Long Term	-	-	16,163,000	-	16,163,000
Total Liabilities	\$ -	\$ -	\$ 17,461,000	\$ -	\$ 17,461,000
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	31,238,196	31,238,196
Fund Balance					
Restricted					
Beginning: October 1, 2024 (Unaudited)	-	349,040	-	-	1,781,472
Results from Current Operations	-	33,717	-	-	(1,398,715)
Unassigned					-
Beginning: October 1, 2024 (Unaudited)	815,006	-	-	-	815,006
Results from Current Operations	452,251	-	-	-	452,251
Total Fund Equity and Other Credits	\$ 1,267,256	\$ 382,757	\$ -	\$ 31,238,196	\$ 32,888,209
Total Liabilities, Fund Equity and Other Credits	\$ 1,267,256	\$ 382,757	\$ 17,461,000	\$ 31,238,196	\$ 50,349,209

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	
<b>Interest</b>													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	-	-	-	-	-	100%
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	21,171	360,721	1,028,031	63,889	57,433	23,219	49,832	10,204	12,990	77	1,627,566	1,680,164	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(67,206)	0%
<b>Intergovernmental Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 21,171</b>	<b>\$ 360,721</b>	<b>\$ 1,028,031</b>	<b>\$ 63,889</b>	<b>\$ 57,433</b>	<b>\$ 23,219</b>	<b>\$ 49,832</b>	<b>\$ 10,204</b>	<b>\$ 12,990</b>	<b>\$ 77</b>	<b>1,627,566</b>	<b>\$ 1,680,164</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>													
<b>Legislative</b>													
Board of Supervisor's - Fees	-	-	-	-	1,000	-	1,000	-	1,000	-	3,000	6,000	50%
<b>Executive</b>													
Professional Management	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	47,500	57,000	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	-	5,500	-	-	-	-	-	-	5,500	5,500	100%
Accounting Services	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	16,667	20,000	83%
Assessment Roll Services	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,043	10,418	12,500	83%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>													
Legal Advertising	-	-	-	-	-	-	-	-	2,613	-	2,613	2,900	90%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	8,400	0%
Property Appraiser/Tax Collector Fees	6	6,432	273	-	-	-	21	-	-	-	6,733	11,800	57%
Bank Service Charges	-	-	-	-	-	-	-	-	-	-	-	250	0%

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Communications &amp; Freight Services</b>													
Postage, Freight & Messenger	-	9	-	-	-	109	1,086	-	8	111	1,323	300	441%
<b>Insurance</b>	73,266	-	-	-	-	-	-	-	-	-	73,266	72,000	102%
<b>Printing &amp; Binding</b>	-	-	-	-	388	-	1,388	-	1,193	-	2,969	250	1187%
<b>Website Development</b>	-	-	-	300	-	-	-	-	-	-	300	1,750	17%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Emergency &amp; Disaster Relief Services</b>													
Hurricane Milton	-	1,723	22,740	7,047	-	-	-	-	-	-	31,509	-	0%
<b>Legal Services</b>													
Legal - General Counsel	-	-	677	722	-	4,396	237	-	790	-	6,822	10,000	68%
<b>Other General Government Services</b>													
Engineering Services - General	-	-	6,110	-	1,375	505	-	-	1,918	300	10,208	7,500	136%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Sub-Total:</b>	<b>80,730</b>	<b>15,797</b>	<b>37,259</b>	<b>21,027</b>	<b>10,222</b>	<b>12,468</b>	<b>11,191</b>	<b>7,458</b>	<b>14,980</b>	<b>7,870</b>	<b>219,001</b>	<b>216,825</b>	<b>101%</b>



**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Community Wide Irrigation System</b>													
Consumptive Use Permit Monitoring	-	-	-	4,800	4,800	4,450	-	-	-	3,900	17,950	38,000	47%
<b>Stormwater Management Services</b>													
Professional Services													
Asset Management	-	3,500	3,500	3,500	3,500	3,500	-	7,000	3,500	-	28,000	42,000	67%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	-	-	-	-	-	-	2,400	0%
Utility Services													
Electric - Aeration System	117	-	-	-	-	477	208	126	14	480	1,423	-	0%
Repairs & Maintenance													
Lake & Wetland System													
Aquatic Weed Control	-	7,834	7,805	20,922	7,210	-	-	22,968	-	-	66,737	95,000	70%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	-	-	-	-	-	4,200	-	8,000	12,200	14,500	84%
Water Control Structures	-	-	-	-	-	6,000	-	-	16,100	-	22,100	27,000	82%
Aeration System	-	-	-	600	-	-	-	450	-	-	1,050	1,000	105%
Cane Toad Removal	-	-	-	-	-	-	4,100	5,900	5,900	3,500	19,400	3,100	626%
Preserves/Wetland System													
Routine Maintenance	-	10,790	-	10,790	-	-	-	10,790	-	-	32,370	48,000	67%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	0%
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	-	-	-	-	-	-	9,000	0%
Preserve Trail Material	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Contingencies	-	-	-	420	-	-	-	-	-	-	420	15,270	3%
Capital Outlay													
Littoral Shelf Planting	-	-	2,880	-	3,500	-	-	-	3,950	-	10,330	8,000	129%
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	-	59,360	0%
Stormwater Drainage Pipes	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
Fountain/Aerators	-	-	19,250	-	25,655	-	-	-	15,810	-	60,715	35,000	173%
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	0%

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Road and Street Services</b>													
Professional Management													
Asset Management	-	958	958	958	958	958	-	1,917	958	-	7,667	11,500	67%
Utility Services													
Electric													
Southwest Blvd Street Lights	33	-	69	37	-	73	34	34	-	33	313	650	48%
Entrance/Fountain Landscape/Street Lights	480	-	616	1,410	-	1,390	691	633	-	643	5,863	8,300	71%
Entrance Bridge - Lights	63	-	69	686	-	669	379	365	-	375	2,606	1,000	261%
Repairs and Maintenance												-	
Sidewalk Repairs	-	-	-	-	-	305	-	-	-	-	305	1,000	30%
Curb & Gutter	-	-	-	-	-	-	-	-	-	-	-	3,500	0%
Striping & Pavement Marking	-	-	3,700	-	-	-	-	-	-	-	3,700	-	0%
Bridge Repairs	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Entry Monument (Trevisio Bay Blvd)	-	-	1,888	1,600	-	-	-	-	-	-	3,488	5,000	70%
Entry Wall (Trevisio Bay Blvd)	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Street Lights/Directional Signs	2,540	-	-	-	-	-	-	-	-	-	2,540	7,000	36%
Brick Paver Repairs	-	-	800	-	4,200	-	-	-	-	-	5,000	8,000	63%
Miscellaneous Repairs	-	-	-	2,501	-	-	-	-	-	-	2,501	8,000	31%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	4,913	0%
Capital Outlay													
Roadway and Bridge	-	-	-	-	-	-	-	-	-	-	-	75,000	0%
<b>Sub-Total:</b>	<b>3,234</b>	<b>23,082</b>	<b>41,535</b>	<b>48,224</b>	<b>49,823</b>	<b>17,823</b>	<b>5,412</b>	<b>54,383</b>	<b>46,232</b>	<b>16,930</b>	<b>306,677</b>	<b>585,293</b>	<b>52%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping Services</b>													
Professional Management													
Asset Management	-	1,167	1,167	1,167	1,167	1,167	-	1,167	1,167	-	8,167	14,000	58%
Water Quality Monitoring	-	-	-	-	-	-	-	1,167	-	-	1,167	-	0%
Utility Services													
Electric - Landscape Lighting	-	-	28	28	28	55	28	28	-	28	222	-	0%
Electric - Irrigation System	-	-	82	180	-	155	91	88	-	74	671	-	0%
Potable Water - Fountain	-	81	136	153	684	1,728	127	266	-	153	3,328	4,500	74%
Repairs & Maintenance													
Public Area Landscaping													
Treviso Bay Blvd - Entrance	-	-	-	33,639	10,396	-	15,000	-	30,000	16,200	105,235	165,000	64%
Southwest Boulevard	-	-	-	10,134	3,500	-	1,642	-	3,283	1,642	20,201	26,000	78%
Irrigation System	-	3,159	-	-	-	890	3,421	-	293	-	7,762	5,200	149%
Plant Replacement and Annuals	-	-	14,172	1,742	1,482	4,005	-	-	518	19,560	41,479	30,000	138%
Tree Trimming	-	2,500	-	-	12,940	5,180	-	-	-	13,450	34,070	25,000	136%
Fountains	-	1,000	4,520	2,740	1,100	1,233	1,444	1,438	2,644	1,100	17,219	18,000	96%
Annual Holiday Decorations	15,000	-	20,395	525	-	-	-	-	-	-	35,920	20,000	180%
Mulch	-	-	-	-	9,262	-	-	-	-	-	9,262	22,000	42%
Contingencies	-	-	-	1,103	-	-	-	-	-	-	1,103	21,840	5%
Capital Outlay													
Treviso Bay Blvd/US 41 Buffer - Landscaping	4,500	31,700	81,057	31,313	38,559	7,631	30,378	-	-	-	225,138	182,000	124%
Treviso Bay Blvd/US 41 Buffer - Lighting	-	-	65,793	8,525	-	-	-	-	-	-	74,318	50,000	149%
Fountain and Perimeter Wall - Painting	-	-	-	-	46,130	5,800	-	8,047	-	-	59,977	48,000	125%
Contingencies/CEI Services	-	-	-	-	800	-	-	-	3,600	-	4,400	21,300	21%
<b>Sub-Total:</b>	<b>19,500</b>	<b>39,607</b>	<b>187,349</b>	<b>91,248</b>	<b>126,048</b>	<b>27,843</b>	<b>52,131</b>	<b>12,199</b>	<b>41,505</b>	<b>52,206</b>	<b>649,637</b>	<b>652,840</b>	<b>100%</b>

Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>													
Operations	-	-	-	-	-	-	-	-	-	-	-	-	0%
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	158,000	0%
<b>Sub-Total:</b>	-	-	-	-	-	-	-	-	-	-	-	<b>158,000</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 103,464</b>	<b>\$ 78,486</b>	<b>\$ 266,143</b>	<b>\$ 160,499</b>	<b>\$ 186,093</b>	<b>\$ 58,134</b>	<b>\$ 68,734</b>	<b>\$ 74,040</b>	<b>\$ 102,717</b>	<b>\$ 77,006</b>	<b>1,175,315</b>	<b>\$ 1,612,958</b>	<b>73%</b>
Net Increase/ (Decrease) in Fund Balance	(82,293)	282,235	761,888	(96,610)	(128,660)	(34,915)	(18,902)	(63,837)	(89,727)	(76,929)	452,251	67,206	
Fund Balance - Beginning	815,006	732,712	1,014,948	1,776,835	1,680,226	1,551,566	1,516,651	1,497,749	1,433,913	1,344,185	815,006	815,006	
<b>Fund Balance - Ending</b>	<b>\$ 732,712</b>	<b>\$ 1,014,948</b>	<b>\$ 1,776,835</b>	<b>\$ 1,680,226</b>	<b>\$ 1,551,566</b>	<b>\$ 1,516,651</b>	<b>\$ 1,497,749</b>	<b>\$ 1,433,913</b>	<b>\$ 1,344,185</b>	<b>\$ 1,267,256</b>	<b>1,267,256</b>	<b>\$ 882,212</b>	

**Wentworth Estates Community Development District**  
**Debt Service Fund - Series 2021 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Interest Income</b>													
Revenue Account	1,443	1,409	760	3,657	5,738	5,594	6,324	6,320	1,304	1,297	33,845	35,000	97%
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	21,877	372,750	1,062,313	66,020	59,348	23,993	51,494	10,544	13,423	79	1,681,840	1,783,584	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>													
Discounts/Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	(116,683)	0%
<b>Proceeds from Refunding Bonds</b>													
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 23,320</b>	<b>\$ 374,159</b>	<b>\$ 1,063,072</b>	<b>\$ 69,677</b>	<b>\$ 65,086</b>	<b>\$ 29,587</b>	<b>\$ 57,817</b>	<b>\$ 16,864</b>	<b>\$ 14,727</b>	<b>\$ 1,376</b>	<b>\$ 1,715,685</b>	<b>\$ 1,701,901</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>													
<b>Proprety Appraiser/Tax Collector Fees</b>	-	6,647	-	-	-	-	-	-	-	-	6,647	-	0%
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2021 Bonds	-	-	-	-	-	-	-	1,278,000	-	-	1,278,000	1,278,000	100%
<b>Principal Debt Service - Prepayments</b>													
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>													
Series 2021 Bonds	-	198,661	-	-	-	-	-	198,661	-	-	397,321	397,534	100%
<b>Foreclosure Counsel</b>	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Property Appraiser &amp; Tax Collector</b>	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Pymt to Refunded Bonds Escrow Agent</b>													
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 205,308</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,476,661</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,681,968</b>	<b>\$ 1,675,534</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	23,320	168,851	1,063,072	69,677	65,086	29,587	57,817	(1,459,797)	14,727	1,376	33,717	26,367	
Fund Balance - Beginning	349,040	372,360	541,211	1,604,283	1,673,960	1,739,046	1,768,633	1,826,450	366,653	381,381	349,040	349,040	
<b>Fund Balance - Ending</b>	<b>\$ 372,360</b>	<b>\$ 541,211</b>	<b>\$ 1,604,283</b>	<b>\$ 1,673,960</b>	<b>\$ 1,739,046</b>	<b>\$ 1,768,633</b>	<b>\$ 1,826,450</b>	<b>\$ 366,653</b>	<b>\$ 381,381</b>	<b>\$ 382,757</b>	<b>\$ 382,757</b>	<b>\$ 375,407</b>	



# **WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - AUGUST 2025**

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Wentworth Estates Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending August 31, 2025**

Governmental Funds						
	General Fund	Debt Service Fund Series 2021	Account Groups		Totals (Memorandum Only)	
			General Long Term Debt	Fixed Assets		
Assets						
Cash and Investments						
General Fund - Hancock Bank	\$ 573,448	\$ -	\$ -	\$ -	\$ 573,448	
FMIT - Investment Account	516,701	-	-	-	516,701	
Construction Account	-	-	-	-	-	
Costs of Issuance Account	-	-	-	-	-	
Debt Service Fund						
Interest Account	-	-	-	-	-	
Sinking Account	-	-	-	-	-	
Reserve Account	-	-	-	-	-	
Revenue	-	384,137	-	-	384,137	
Prepayment Account	-	-	-	-	-	
Deferred Cost Account	-	-	-	-	-	
Capital Project Fund - Series 2018	-	-	-	-	-	
Due from Other Funds						
General Fund	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	
Market Valuation Adjustments						
Accrued Interest Receivable	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	
Prepaid Expenses	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	384,137	-	384,137	
Amount to be Provided by Debt Service Funds	-	-	17,076,863	-	17,076,863	
Investment in General Fixed Assets (net of depreciation)	-	-	-	31,238,196	31,238,196	
Total Assets	\$ 1,090,149	\$ 384,137	\$ 17,461,000	\$ 31,238,196	\$ 50,173,482	

**Wentworth Estates Community Development District**  
**Balance Sheet**  
**for the Period Ending August 31, 2025**

Governmental Funds					
	General Fund	Debt Service Fund Series 2021	Account Groups		Totals (Memorandum Only)
			General Long Term Debt	Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	-	-	-	-	-
Due to Other Funds					-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Loan - TB Master Turnover, Inc.	-	-	-	-	-
Due to Bondholders	-	-	-	-	-
Bonds Payable					-
Current Portion (Due within 12 months)	-	-	1,298,000	-	1,298,000
Long Term	-	-	16,163,000	-	16,163,000
Total Liabilities	\$ -	\$ -	\$ 17,461,000	\$ -	\$ 17,461,000
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	31,238,196	31,238,196
Fund Balance					
Restricted					
Beginning: October 1, 2024 (Unaudited)	-	349,040	-	-	1,781,472
Results from Current Operations	-	35,097	-	-	(1,397,335)
Unassigned					-
Beginning: October 1, 2024 (Unaudited)	815,006	-	-	-	815,006
Results from Current Operations	275,144	-	-	-	275,144
Total Fund Equity and Other Credits	\$ 1,090,149	\$ 384,137	\$ -	\$ 31,238,196	\$ 32,712,482
Total Liabilities, Fund Equity and Other Credits	\$ 1,090,149	\$ 384,137	\$ 17,461,000	\$ 31,238,196	\$ 50,173,482

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	
<b>Interest</b>														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	-	-	-	2,843	2,843	-	100%
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	21,171	360,721	1,028,031	63,889	57,433	23,219	49,832	10,204	12,990	77	-	1,627,566	1,680,164	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(67,206)	0%
<b>Intergovernmental Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 21,171</b>	<b>\$ 360,721</b>	<b>\$ 1,028,031</b>	<b>\$ 63,889</b>	<b>\$ 57,433</b>	<b>\$ 23,219</b>	<b>\$ 49,832</b>	<b>\$ 10,204</b>	<b>\$ 12,990</b>	<b>\$ 77</b>	<b>\$ 2,843</b>	<b>1,630,409</b>	<b>\$ 1,680,164</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>														
<b>Legislative</b>														
Board of Supervisor's - Fees	-	-	-	-	1,000	-	1,000	-	1,000	-	-	3,000	6,000	50%
<b>Executive</b>														
Professional Management	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	4,750	52,250	57,000	92%
<b>Financial and Administrative</b>														
Audit Services	-	-	-	5,500	-	-	-	-	-	-	-	5,500	5,500	100%
Accounting Services	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	18,333	20,000	92%
Assessment Roll Services	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,043	1,042	11,459	12,500	92%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>														
Legal Advertising	-	-	-	-	-	-	-	-	2,613	-	-	2,613	2,900	90%
Trustee Services	-	-	-	-	-	-	-	-	-	-	4,256	4,256	8,400	51%
Property Appraiser/Tax Collector Fees	6	6,432	273	-	-	-	21	-	-	-	-	6,733	11,800	57%
Bank Service Charges	-	-	-	-	-	-	-	-	-	-	-	-	250	0%

Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Postage, Freight & Messenger	-	9	-	-	-	109	1,086	-	8	111	-	1,323	300	441%
Insurance	73,266	-	-	-	-	-	-	-	-	-	-	73,266	72,000	102%
Printing & Binding	-	-	-	-	388	-	1,388	-	1,193	-	-	2,969	250	1187%
Website Development	-	-	-	300	-	-	-	-	-	-	-	300	1,750	17%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Emergency & Disaster Relief Services														
Hurricane Milton	-	1,723	22,740	7,047	-	-	-	-	-	-	-	31,509	-	0%
Legal Services														
Legal - General Counsel	-	-	677	722	-	4,396	237	-	790	-	593	7,414	10,000	74%
Other General Government Services														
Engineering Services - General	-	-	6,110	-	1,375	505	-	-	1,918	300	-	10,208	7,500	136%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	80,730	15,797	37,259	21,027	10,222	12,468	11,191	7,458	14,980	7,870	12,307	231,308	216,825	107%



**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Community Wide Irrigation System</b>														
Consumptive Use Permit Monitoring	-	-	-	4,800	4,800	4,450	-	-	-	3,900	-	17,950	38,000	47%
<b>Stormwater Management Services</b>														
Professional Services														
Asset Management	-	3,500	3,500	3,500	3,500	3,500	-	7,000	3,500	-	7,000	35,000	42,000	83%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	4,800	0%
NPDES Reporting	-	-	-	-	-	-	-	-	-	-	-	-	2,400	0%
Utility Services														
Electric - Aeration System	117	-	-	-	-	477	208	126	14	480	934	2,357	-	0%
Repairs & Maintenance														
Lake & Wetland System														
Aquatic Weed Control	-	7,834	7,805	20,922	7,210	-	-	22,968	-	-	15,759	82,496	95,000	87%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	-	-	-	-	-	4,200	-	8,000	4,200	16,400	14,500	113%
Water Control Structures	-	-	-	-	-	6,000	-	-	16,100	-	1,280	23,380	27,000	87%
Aeration System	-	-	-	600	-	-	-	450	-	-	(150)	900	1,000	90%
Cane Toad Removal	-	-	-	-	-	-	4,100	5,900	5,900	3,500	5,900	25,300	3,100	816%
Preserves/Wetland System														
Routine Maintenance	-	10,790	-	10,790	-	-	-	10,790	-	-	10,790	43,160	48,000	90%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Preserve Trail, Boardwalk, Lookout	-	-	-	-	-	-	-	-	-	-	-	-	9,000	0%
Preserve Trail Material	-	-	-	-	-	-	-	-	-	-	-	-	4,000	0%
Contingencies	-	-	-	420	-	-	-	-	-	-	-	420	15,270	3%
Capital Outlay														
Littoral Shelf Planting	-	-	2,880	-	3,500	-	-	-	3,950	-	-	10,330	8,000	129%
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	91,490	91,490	59,360	154%
Stormwater Drainage Pipes	-	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
Fountain/Aerators	-	-	19,250	-	25,655	-	-	-	15,810	-	-	60,715	35,000	173%
Contingencies/Inspection Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Road and Street Services</b>														
Professional Management														
Asset Management	-	958	958	958	958	958	-	1,917	958	-	1,917	9,583	11,500	83%
Utility Services														
Electric														
Southwest Blvd Street Lights	33	-	69	37	-	73	34	34	-	33	67	380	650	58%
Entrance/Fountain Landscape/Street Lights	480	-	616	1,410	-	1,390	691	633	-	643	1,130	6,993	8,300	84%
Entrance Bridge - Lights	63	-	69	686	-	669	379	365	-	375	720	3,327	1,000	333%
Repairs and Maintenance													-	
Sidewalk Repairs	-	-	-	-	-	305	-	-	-	-	-	305	1,000	30%
Curb & Gutter	-	-	-	-	-	-	-	-	-	-	3,536	3,536	3,500	101%
Striping & Pavement Marking	-	-	3,700	-	-	-	-	-	-	-	-	3,700	-	0%
Bridge Repairs	-	-	-	-	-	-	-	-	-	-	-	-	8,000	0%
Entry Monument (Trevisio Bay Blvd)	-	-	1,888	1,600	-	-	-	-	-	-	-	3,488	5,000	70%
Entry Wall (Trevisio Bay Blvd)	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Street Lights/Directional Signs	2,540	-	-	-	-	-	-	-	-	-	-	2,540	7,000	36%
Brick Paver Repairs	-	-	800	-	4,200	-	-	-	-	-	-	5,000	8,000	63%
Miscellaneous Repairs	-	-	-	2,501	-	-	-	-	-	-	-	2,501	8,000	31%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	4,913	0%
Capital Outlay														
Roadway and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	75,000	0%
<b>Sub-Total:</b>	<b>3,234</b>	<b>23,082</b>	<b>41,535</b>	<b>48,224</b>	<b>49,823</b>	<b>17,823</b>	<b>5,412</b>	<b>54,383</b>	<b>46,232</b>	<b>16,930</b>	<b>144,573</b>	<b>451,250</b>	<b>585,293</b>	<b>77%</b>

**Wentworth Estates Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Landscaping Services</b>														
Professional Management														
Asset Management	-	1,167	1,167	1,167	1,167	1,167	-	1,167	1,167	-	2,333	10,500	14,000	75%
Water Quality Monitoring	-	-	-	-	-	-	-	1,167	-	-	-	1,167	-	0%
<b>Utility Services</b>														
Electric - Landscape Lighting	-	-	28	28	28	55	28	28	-	28	55	277	-	0%
Electric - Irrigation System	-	-	82	180	-	155	91	88	-	74	181	853	-	0%
Potable Water - Fountain	-	81	136	153	684	1,728	127	266	-	153	318	3,646	4,500	81%
<b>Repairs &amp; Maintenance</b>														
<b>Public Area Landscaping</b>														
Treviso Bay Blvd - Entrance	-	-	-	33,639	10,396	-	15,000	-	30,000	16,200	15,000	120,235	165,000	73%
Southwest Boulevard	-	-	-	10,134	3,500	-	1,642	-	3,283	1,642	1,642	21,842	26,000	84%
Irrigation System	-	3,159	-	-	-	890	3,421	-	293	-	-	7,762	5,200	149%
Plant Replacement and Annuals	-	-	14,172	1,742	1,482	4,005	-	-	518	19,560	2,440	43,919	30,000	146%
Tree Trimming	-	2,500	-	-	12,940	5,180	-	-	-	13,450	-	34,070	25,000	136%
Fountains	-	1,000	4,520	2,740	1,100	1,233	1,444	1,438	2,644	1,100	1,100	18,319	18,000	102%
Annual Holiday Decorations	15,000	-	20,395	525	-	-	-	-	-	-	-	35,920	20,000	180%
Mulch	-	-	-	-	9,262	-	-	-	-	-	-	9,262	22,000	42%
Contingencies	-	-	-	1,103	-	-	-	-	-	-	-	1,103	21,840	5%
<b>Capital Outlay</b>														
Treviso Bay Blvd/US 41 Buffer - Landscaping	4,500	31,700	81,057	31,313	38,559	7,631	30,378	-	-	-	-	225,138	182,000	124%
Treviso Bay Blvd/US 41 Buffer - Lighting	-	-	65,793	8,525	-	-	-	-	-	-	-	74,318	50,000	149%
Fountain and Perimeter Wall - Painting	-	-	-	-	46,130	5,800	-	8,047	-	-	-	59,977	48,000	125%
Contingencies/CEI Services	-	-	-	-	800	-	-	-	3,600	-	-	4,400	21,300	21%
<b>Sub-Total:</b>	<b>19,500</b>	<b>39,607</b>	<b>187,349</b>	<b>91,248</b>	<b>126,048</b>	<b>27,843</b>	<b>52,131</b>	<b>12,199</b>	<b>41,505</b>	<b>52,206</b>	<b>23,070</b>	<b>672,707</b>	<b>652,840</b>	<b>103%</b>

Wentworth Estates Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>														
Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	158,000	0%
Sub-Total:	-	-	-	-	-	-	-	-	-	-	-	-	158,000	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 103,464</b>	<b>\$ 78,486</b>	<b>\$ 266,143</b>	<b>\$ 160,499</b>	<b>\$ 186,093</b>	<b>\$ 58,134</b>	<b>\$ 68,734</b>	<b>\$ 74,040</b>	<b>\$ 102,717</b>	<b>\$ 77,006</b>	<b>\$ 179,950</b>	<b>1,355,265</b>	<b>\$ 1,612,958</b>	<b>84%</b>
Net Increase/ (Decrease) in Fund Balance	(82,293)	282,235	761,888	(96,610)	(128,660)	(34,915)	(18,902)	(63,837)	(89,727)	(76,929)	(177,107)	275,144	67,206	
Fund Balance - Beginning	815,006	732,712	1,014,948	1,776,835	1,680,226	1,551,566	1,516,651	1,497,749	1,433,913	1,344,185	1,267,256	815,006	815,006	
<b>Fund Balance - Ending</b>	<b>\$ 732,712</b>	<b>\$ 1,014,948</b>	<b>\$ 1,776,835</b>	<b>\$ 1,680,226</b>	<b>\$ 1,551,566</b>	<b>\$ 1,516,651</b>	<b>\$ 1,497,749</b>	<b>\$ 1,433,913</b>	<b>\$ 1,344,185</b>	<b>\$ 1,267,256</b>	<b>\$ 1,090,149</b>	<b>1,090,149</b>	<b>\$ 882,212</b>	

Wentworth Estates Community Development District  
Debt Service Fund - Series 2021 Bonds  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Interest Income</b>														
Revenue Account	1,443	1,409	760	3,657	5,738	5,594	6,324	6,320	1,304	1,297	1,380	35,225	35,000	101%
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	21,877	372,750	1,062,313	66,020	59,348	23,993	51,494	10,544	13,423	79	-	1,681,840	1,783,584	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>														
Discounts/Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	-	(116,683)	0%
<b>Proceeds from Refunding Bonds</b>														
2018 Refinance (2006 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 23,320</b>	<b>\$ 374,159</b>	<b>\$ 1,063,072</b>	<b>\$ 69,677</b>	<b>\$ 65,086</b>	<b>\$ 29,587</b>	<b>\$ 57,817</b>	<b>\$ 16,864</b>	<b>\$ 14,727</b>	<b>\$ 1,376</b>	<b>\$ 1,380</b>	<b>\$ 1,717,065</b>	<b>\$ 1,701,901</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>														
Proprety Appraiser/Tax Collector Fees	-	6,647	-	-	-	-	-	-	-	-	-	6,647	-	0%
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2021 Bonds	-	-	-	-	-	-	-	1,278,000	-	-	-	1,278,000	1,278,000	100%
<b>Principal Debt Service - Prepayments</b>														
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>														
Series 2021 Bonds	-	198,661	-	-	-	-	-	198,661	-	-	-	397,321	397,534	100%
<b>Foreclosure Counsel</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Property Appraiser &amp; Tax Collector</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Pynt to Refunded Bonds Escrow Agent</b>														
2021 Refinance (2018 Bonds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 205,308</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,476,661</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,681,968</b>	<b>\$ 1,675,534</b>	<b>100%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>23,320</b>	<b>168,851</b>	<b>1,063,072</b>	<b>69,677</b>	<b>65,086</b>	<b>29,587</b>	<b>57,817</b>	<b>(1,459,797)</b>	<b>14,727</b>	<b>1,376</b>	<b>1,380</b>	<b>35,097</b>	<b>26,367</b>	
<b>Fund Balance - Beginning</b>	<b>349,040</b>	<b>372,360</b>	<b>541,211</b>	<b>1,604,283</b>	<b>1,673,960</b>	<b>1,739,046</b>	<b>1,768,633</b>	<b>1,826,450</b>	<b>366,653</b>	<b>381,381</b>	<b>382,757</b>	<b>349,040</b>	<b>349,040</b>	
<b>Fund Balance - Ending</b>	<b>\$ 372,360</b>	<b>\$ 541,211</b>	<b>\$ 1,604,283</b>	<b>\$ 1,673,960</b>	<b>\$ 1,739,046</b>	<b>\$ 1,768,633</b>	<b>\$ 1,826,450</b>	<b>\$ 366,653</b>	<b>\$ 381,381</b>	<b>\$ 382,757</b>	<b>\$ 384,137</b>	<b>\$ 384,137</b>	<b>\$ 375,407</b>	